



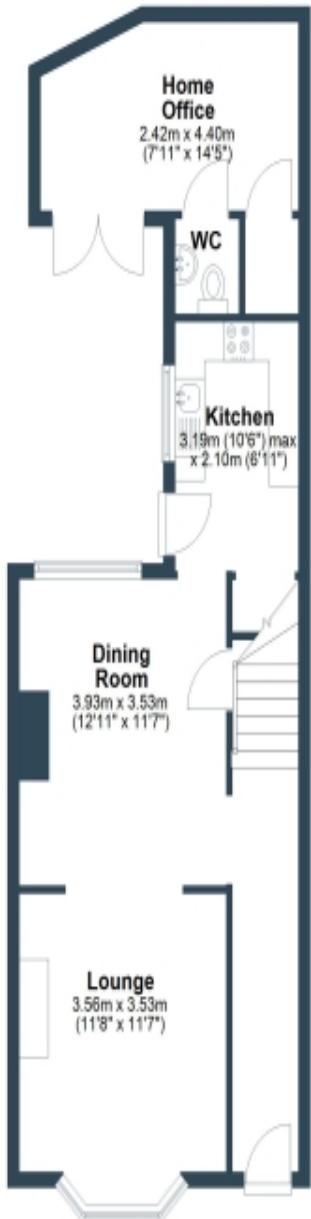
Kings Road, , Evesham, WR11 3BP

Guide Price £280,000



Ground Floor

Approx. 75.6 sq. metres (814.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 122.7 sq. metres (1320.4 sq. feet)

This stunning Victorian home is unrecognisable from when the current owners purchased it just eight years ago. They have creatively and sympathetically captured the period age of the home and perfectly blended contemporary with still keeping a nod to the Victoria era. Including stylish upgrades and fittings throughout, this beautiful home is ready for a lucky new owner to unpack and move straight in.

The highly regarded Kings Road is within walking distance of the Bengeworth Academy School, the town centre & all of its amenities, to include; shops, supermarkets, restaurants, take away outlets, coffee shops, beauty salons, hairdressers, dentists, doctors, community hospital, leisure centre, a further range of schooling & a train station with direct links to London Paddington. Evesham is under 20 miles from historic Worcester city centre, Shakespeare's Stratford-upon-Avon, and the centre of Cheltenham Spa.

The property not only boasts generous accommodation but also a detached double garage, and a separate studio in the garden with self-contained access and mains water/WC, ideal for a WFH or hobby space.

What we love about this family home is the light, airy accommodation with an open feel for the family to enjoy. The plot is of a generous size and offers a high degree of privacy. The renovation has been carried out to a high standard throughout, with no corners cut and a top-to-toe stylish finish. The accommodation has a convenient layout accessed via the welcoming hallway.

The dual aspect sitting through dining room offers ample space, and although it flows as one room, it also identifies as two separate spaces for dining and relaxing with the family. The kitchen is located at the rear of the property, allowing access to the enclosed patio area and studio. Offering a range of matching modern wall and base units with space for your appliances and an integrated hob and oven. The ground floor enjoys underfloor heating throughout. The studio is positioned within the courtyard area and offers a space for working from home, and a separate access via a gated side access. Please note the mature gardens are positioned at the rear of the garage, separate from the property.

Upstairs are three generous bedrooms; the master bedroom enjoys fitted wardrobes. Completing the first floor is the family bathroom with a raindrop shower over a sunken bath and a heated towel rail.

Outside is rear vehicle access leading to the double garage. The mature gardens are located within a discreet position offering a "secret garden" feel. Laid to lawn with a patio seating area for enjoying a summer BBQ or a spot of stargazing. There are further useful brick-built storage sheds ready for your garden tools and garden furniture.

Viewing is an absolute must to appreciate the presentation, position, and generous accommodation on offer.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty-bound to carry out due diligence on all of our clients to confirm their identity.

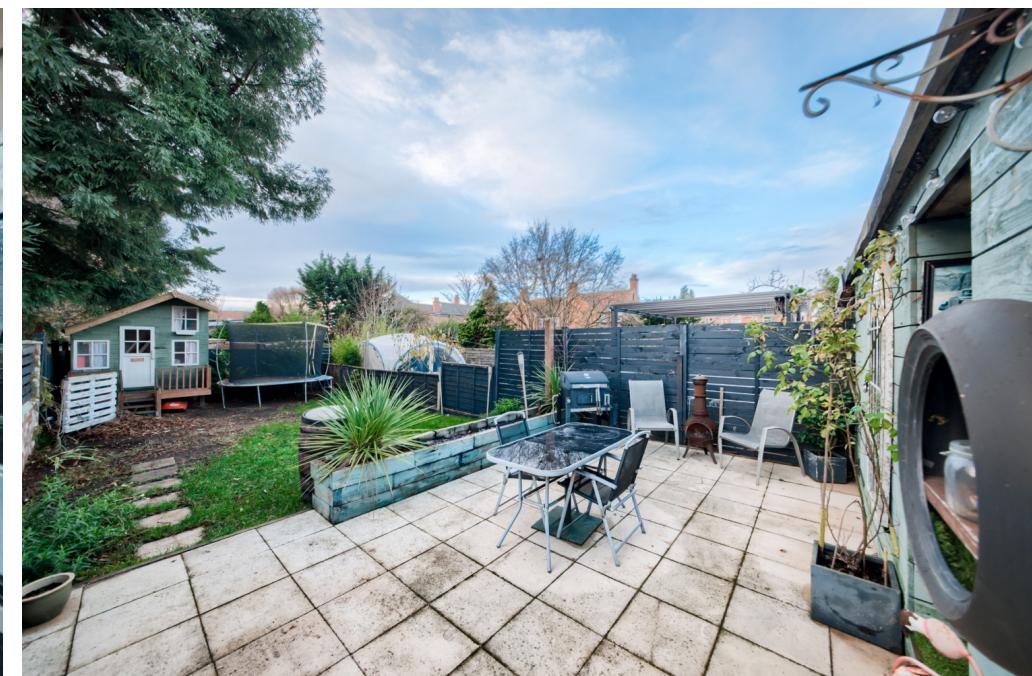
To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

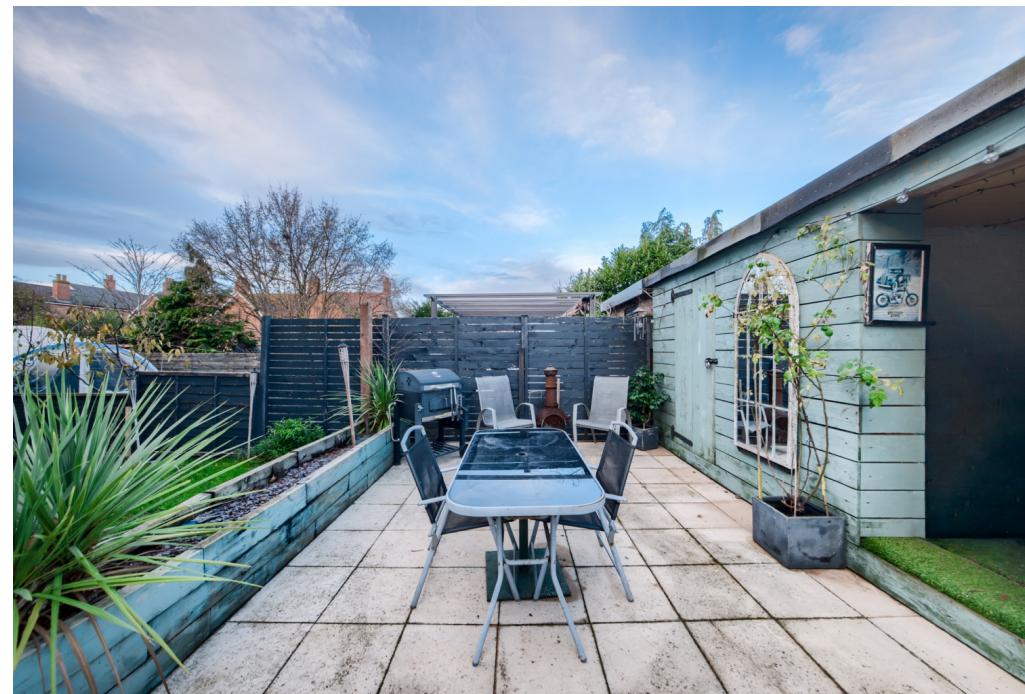
Free Valuation: Please contact the office to make an appointment.

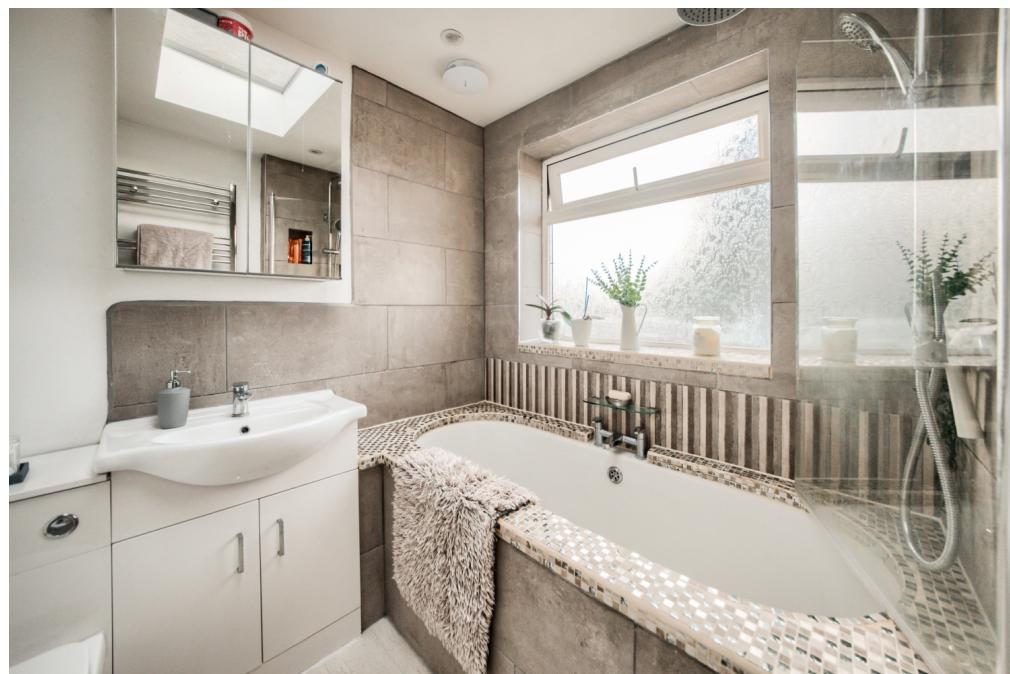
Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.









Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinestateagents.co.uk