



11 The Knapp, Evesham, WR11 7JL

Offers in excess of £325,000

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CHRISTIAN  
LEWIS

Offers in excess of £325,000

# 11 The Knapp

Evesham, WR11 7JL

- Three bedrooms
- Very spacious
- Walking distance to all of Badsey's amenities
- Parking plus single garage
- Quiet spot
- Needs to be viewed to be appreciated

A SPACIOUS THREE DOUBLE BEDROOM HOME LOCATED AT THE BOTTOM OF A NO THROUGH ROAD

This deceptively spacious three-bedroom family home is ideally situated in a quiet and sought-after position, while remaining within comfortable walking distance of Badsey's excellent local amenities. Lovingly cared for and meticulously maintained by the current owners, the property offers well-presented accommodation throughout and must be viewed to be fully appreciated.

The ground floor comprises a welcoming entrance hall, a well-appointed kitchen, a bright and comfortable living room, and a dining area which flows seamlessly into a conservatory, creating an ideal space for both everyday family living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three generously sized bedrooms, all served by a modern family bathroom.

Externally, the property continues to impress with a private, beautifully landscaped rear garden, offering an excellent degree of seclusion. To the front, a driveway provides off-road parking for a couple of vehicles and leads to a single garage, offering additional storage or secure parking.

This is an excellent opportunity to acquire a well-maintained family home in a peaceful yet highly convenient village location.



## Additional Information

Tenure: We understand that the property for sale is Freehold  
Local Authority: Wychavon District Council  
Council Tax Band: We understand that the Council Tax Band for the property is Band D  
EPC Rating C

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

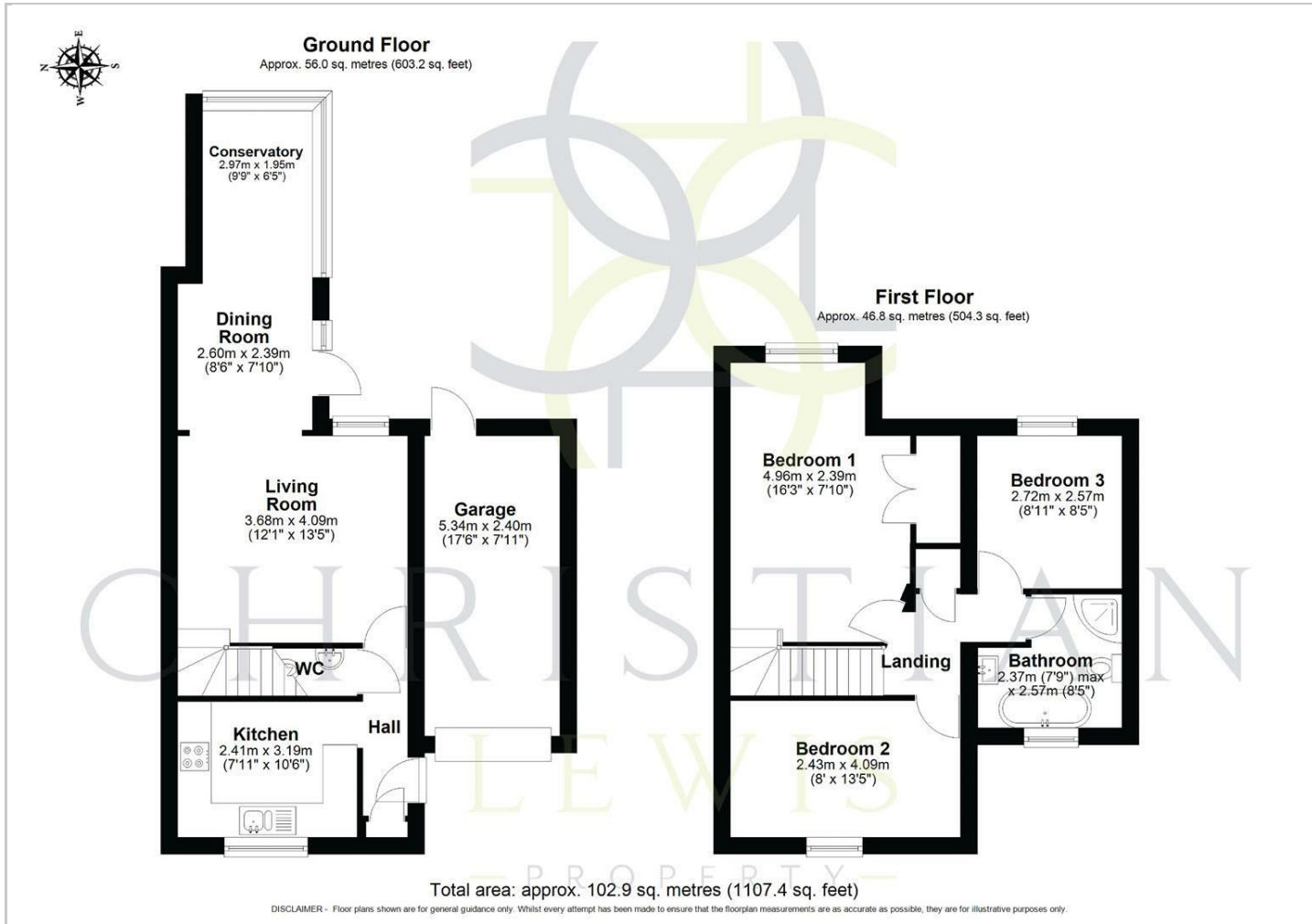




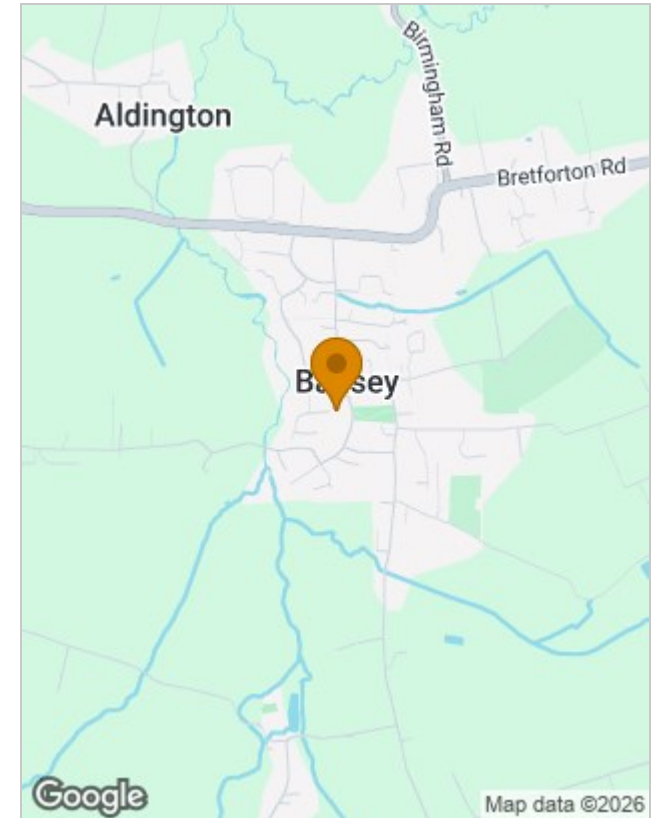


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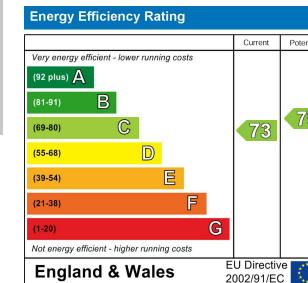
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.