



84 Greenhill, Evesham, WR11 4NH

Offers over £650,000





84 Greenhill

Evesham, WR11 4NH

- A beautiful red brick home, oozing with character features
- Garage and rear access via Greenhill Park Road
- Scope to extend or potential to development the garden (STPP)
- What a plot - a garden which is going to knock your socks off
- Lovely proportions - big rooms, tall ceilings
- It must be viewed in person to truly appreciate the size, location and plot on offer

*** MOTIVATED TO MOVE ***

A FABULOUS PERIOD PROPERTY SET ON AN IMPRESSIVE PLOT, OFFERING EXCITING POTENTIAL ON ONE OF EVESHAM'S MOST DESIRABLE ROADS

When the opportunity arises to visit a property on one of Evesham's most sought-after roads, particularly one that has been cherished by the same owner for the past 35 years, you know it is something truly special. Such long-term ownership speaks volumes about the home, the road, and the wonderful location.

Welcome to No. 84 Greenhill – a substantial period residence with an attractive frontage and enormous potential. Lovingly maintained over many years, this charming home is perfect for those seeking a character property brimming with original features and the opportunity to make it their own.

Opportunities like this are rarely available.

This impressive property offers a thoughtfully designed layout with a welcoming porch leading into the heart of the home. On the ground floor, you'll find a spacious lounge, a comfortable sitting room, and a versatile dining room, perfect for entertaining or family gatherings. The kitchen/diner provides a functional yet stylish space for cooking and casual dining, complemented by a bright conservatory that invites plenty of natural light. Additional practical spaces include a utility room and a convenient guest W/C.

Upstairs, the property boasts five generously proportioned double bedrooms, two of which benefit from private en-suite facilities, providing a touch of luxury and privacy. A well-appointed family bathroom and an additional W/C ensure convenience for all members of the household. This home seamlessly combines ample living space with practical functionality, making it ideal for modern family living. Outside there is a front garden providing parking for multiple cars, glorious rear garden which is well stocked with single garage and access onto Greenhill Park Road.



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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 G

EPC Rating D

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



Viewing

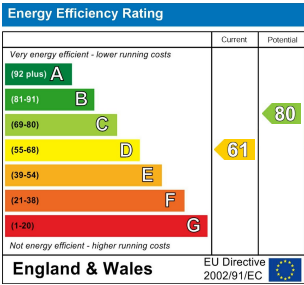
Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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.