



130 High Street, Evesham, WR11 4EJ

Guide price £500,000

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# 130 High Street

Evesham, WR11 4EJ

- A wonderful red brick townhouse offering in excess of 2,000sqft
- Five bedrooms, two bathrooms
- Walking distance to the town centre, train station and local school
- Parking to the rear
- Refurbished throughout
- It must be viewed to be fully appreciated

A RENOVATED THREE STOREY PERIOD PROPERTY WITH PARKING AND REFURBISHED TO EXACTING STANDARDS

Welcome to No. 130 High Street, a beautifully refurbished period residence offered to the market with no onward chain, presenting an exceptional opportunity to acquire a characterful home that seamlessly blends traditional charm with contemporary living. Ideally positioned in a central and highly convenient location, just a short distance from the town centre and its wealth of amenities, this impressive property offers over 2,000 sq. ft. of versatile accommodation arranged across three spacious floors.

Upon entering, you are welcomed by an inviting entrance hallway that sets the tone for the quality and finish found throughout the home. The ground floor boasts a generous lounge, perfect for relaxing and entertaining, alongside a cosy snug that provides additional reception space ideal for a family room, home office, or reading area. To the rear of the property, the stunning kitchen flows effortlessly into a spacious dining area, creating a fantastic open-plan environment for modern family life and social gatherings. Double doors open directly onto the private rear garden, allowing for excellent indoor-outdoor living during the warmer months. A convenient ground-floor WC completes the accommodation on this level.

The first floor features two well-proportioned double bedrooms, including an impressive principal suite benefitting from a stylish en-suite shower room and a substantial walk-in wardrobe, providing both comfort and practicality.

Occupying the second floor are three further bedrooms, comprising two generous doubles and a single bedroom, offering flexible accommodation to suit growing families, visiting guests, or those requiring dedicated workspace.

Externally, the property continues to impress with a private rear garden providing a pleasant outdoor retreat, while off-road parking to the rear offers valuable convenience.

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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 C

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.

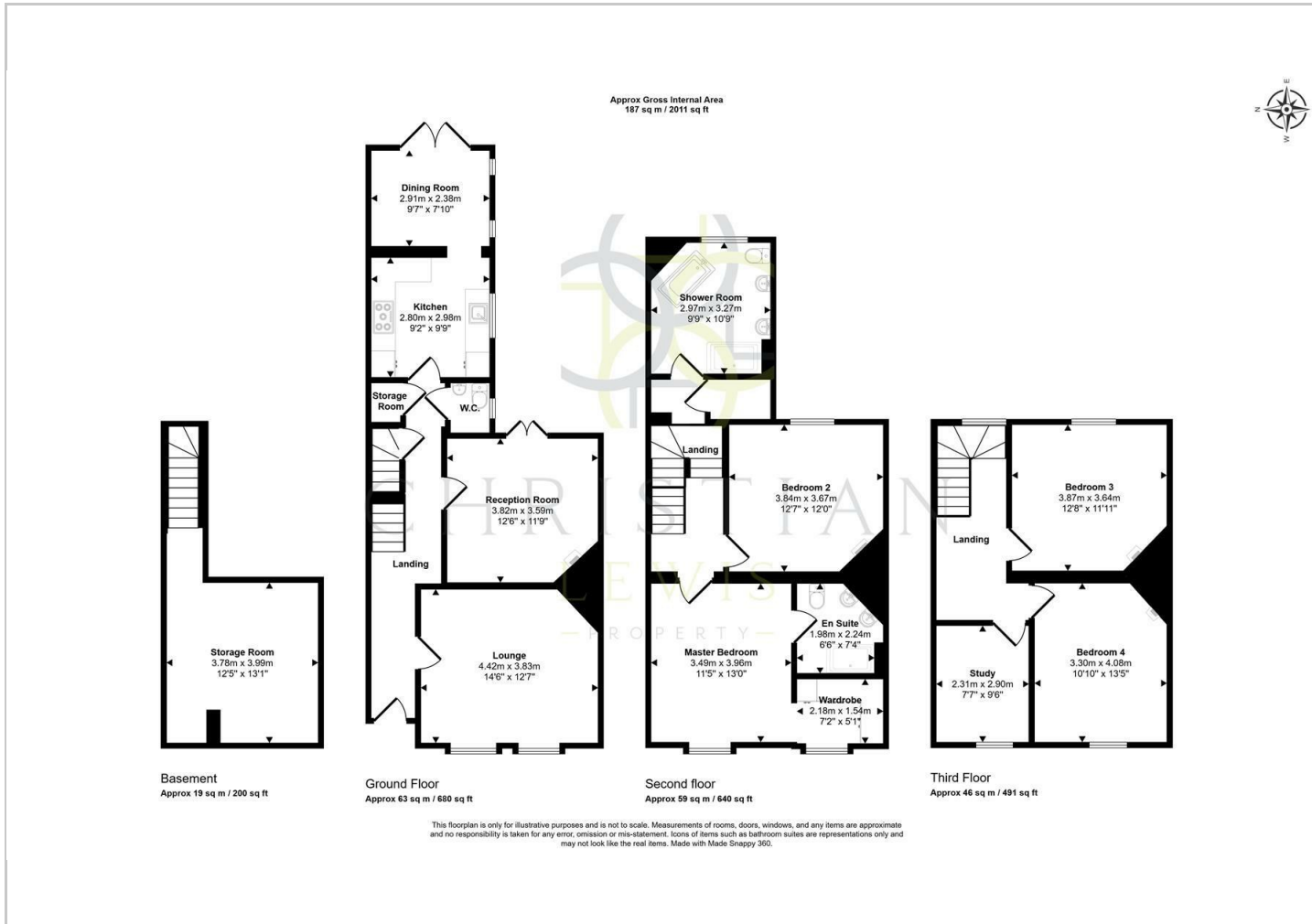
Please inform us if you become aware of any information being inaccurate.



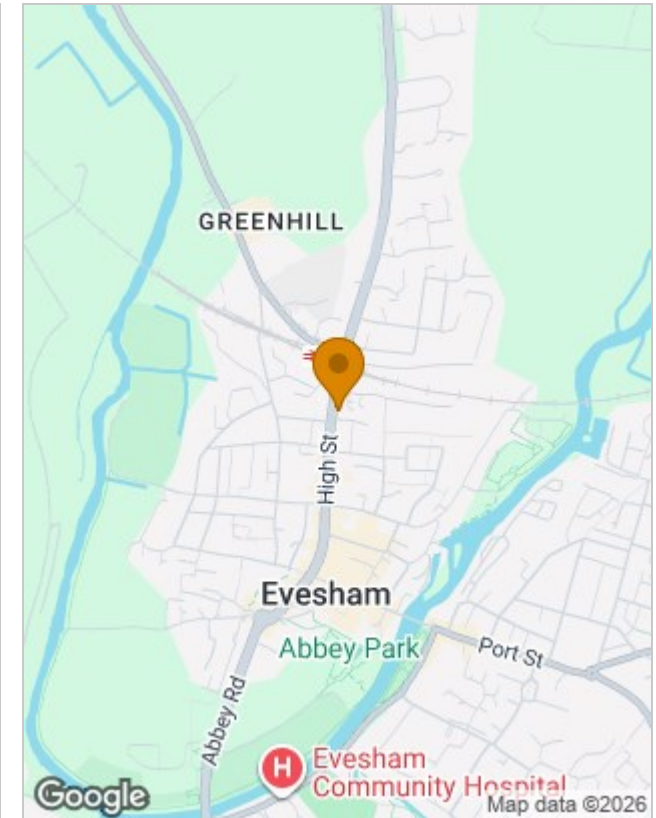




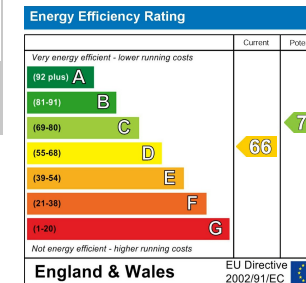
## Floor Plans



## 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.

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