



1B Alexandra Road, Evesham, WR11 2QQ

Offers over £195,000





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# 1B Alexandra Road

Evesham, WR11 2QQ

- Two-bedroom house
- Modern and well-maintained
- Downstairs WC
- Ideal for first-time buyers, downsizers or investors
- Beautifully presented throughout
- Spacious, light-filled lounge
- Enclosed and private rear garden
- Turnkey condition - ready to move straight into

## TWO BEDROOMS WITH PARKING IN SHOW HOME CONDITION

A beautifully presented two-bedroom home offering modern, well-balanced accommodation, ideal for first-time buyers, downsizers, or investors alike.

The property has been well maintained and thoughtfully styled throughout, creating a light and welcoming feel from the moment you step inside. The ground floor comprises a spacious lounge with plenty of natural light and direct access out to the rear garden, making it a great space for both relaxing and entertaining. The kitchen is well appointed with a range of fitted units, while a convenient downstairs WC adds further practicality.

Upstairs, there are two bedrooms, including a generous principal bedroom and a well-proportioned second room which would work equally well as a guest bedroom, nursery, or home office. The bathroom is finished to a modern standard, offering a clean and contemporary space.

Externally, the rear garden is a particularly attractive feature, being mainly laid to lawn with a patio seating area, providing an ideal space for outdoor dining and enjoying the warmer months. To the front, there is a low-maintenance approach with allocated parking nearby.

This is a turnkey home presented in excellent condition, offering a great balance of comfort, style, and practicality.



## 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 B**

**EPC Rating C**

## Disclaimer

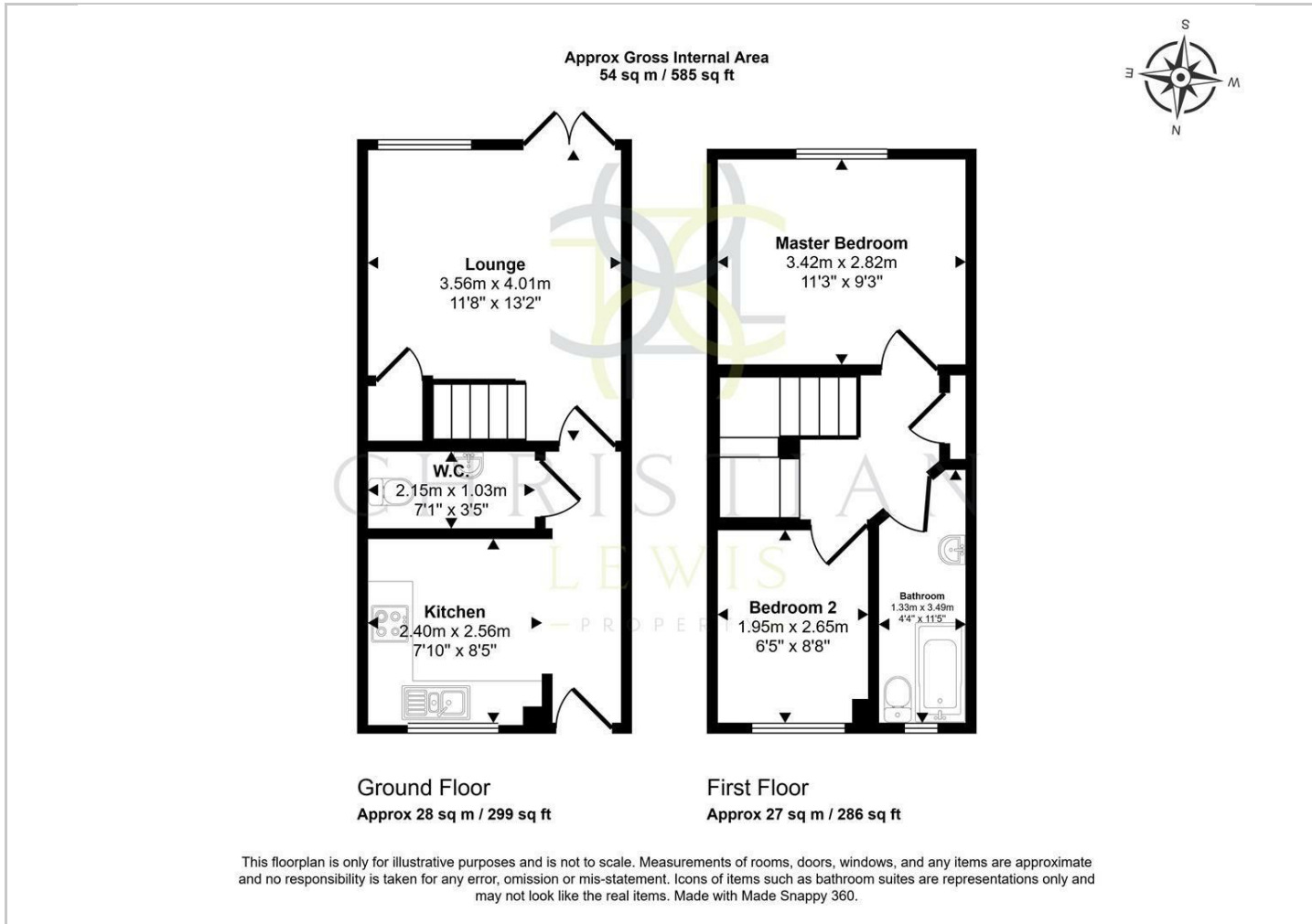
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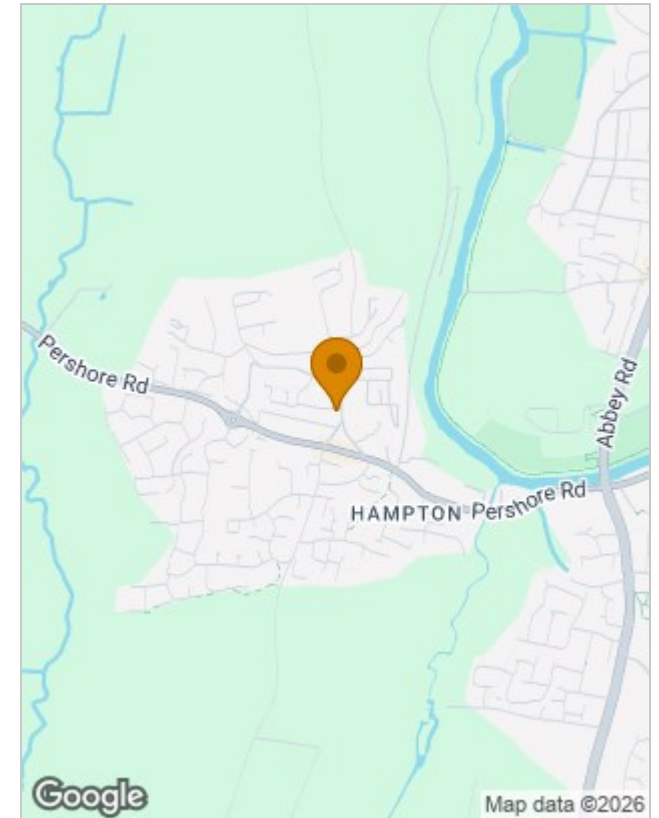




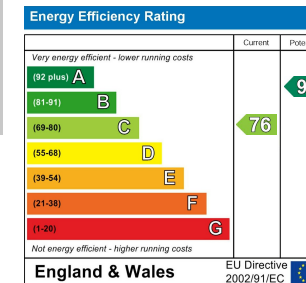
## Floor Plans



## 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.