



14 Cheltenham Road, Evesham, WR11 2LB

Offers in excess of £325,000

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# 14 Cheltenham Road

Evesham, WR11 2LB

- A greatly extended 1930s family home
- Large driveway providing parking for multiple cars
- Private garden which isn't overlooked
- Scope to reconfigure and add value
- Must be viewed
- Situated on the highly regarded Cheltenham Road
- Single garage
- Three bedrooms
- Period property
- Original features

A significantly extended and beautifully enhanced bay-fronted 1930s home, exuding charm and character while retaining an array of stunning original features.

This spacious and thoughtfully updated property seamlessly blends period elegance with modern comforts, offering a warm and inviting atmosphere throughout. Been lovingly owned and cherished for many years by its current owners, this offers great potential and scope to put your own mark on it. The property comprises of; hall, living room with open fire, dining room, kitchen and w/c. Upstairs there are three bedrooms and a family bathroom. Other benefits include driveway, parking, single garage and a sunny aspect to the rear.



## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: E

## Disclaimer

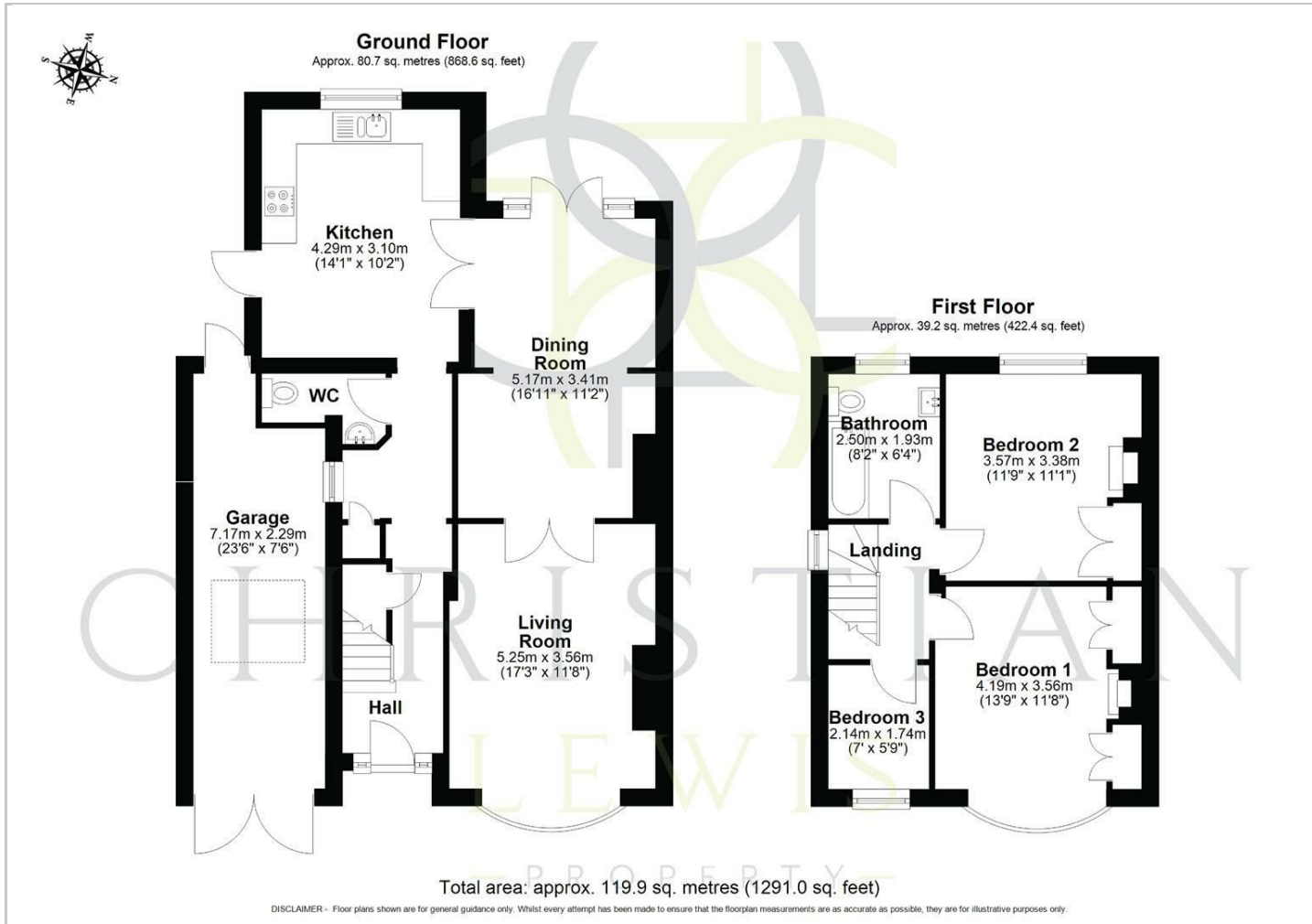
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



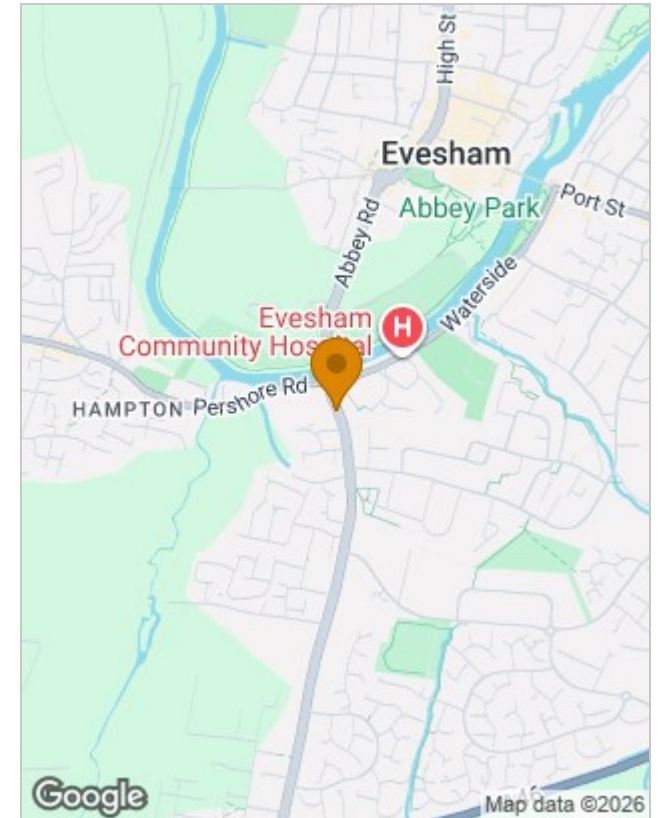




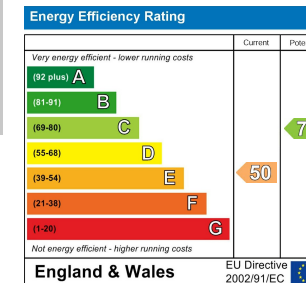
## Floor Plans



## 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.