



24 Columbine Grove, Evesham, WR11 2LR

Offers over £270,000









# 24 Columbine Grove

Evesham, WR11 2LR

- Three bedrooms
- Conservatory
- Scope to add value and personalise
- Solar panels
- Link detached
- Garden
- Parking

Located in the desirable Thistledown neighbourhood, this well-maintained linked-detached property offers comfortable and versatile living in one of the town's most popular residential areas. Enjoy the convenience of excellent road links, proximity to local schools, and easy access to the town centre, making this an ideal choice for families and professionals alike.

The house features a spacious and light-filled living room, perfect for relaxing or entertaining. The open-plan kitchen and dining area includes a range of fitted units, attractive tiled surrounds, and ample space for essential appliances—providing both practicality and style for everyday living.

At the rear of the property, a generous conservatory leads through to a versatile study or home office, offering a quiet and private workspace. Beyond this is a useful storeroom, converted from the original garage, offering additional storage or potential for further adaptation.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the family bathroom is well-appointed and centrally located to serve all rooms.

Further benefits include gas central heating, UPVC double glazing throughout, and solar panels—contributing to energy efficiency and lower utility costs.

Outside, the property boasts ample off-street parking at the front, while the private, south-facing rear garden features a patio area and well-kept lawn bordered by secure close-board fencing—ideal for children, pets, and outdoor entertaining.

Early viewing is strongly recommended to fully appreciate the space, setting, and quality this family home has to offer.

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## Additional Information

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

**Local Authority:** Wychavon

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

**EPC Rating:** TBC

## 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.





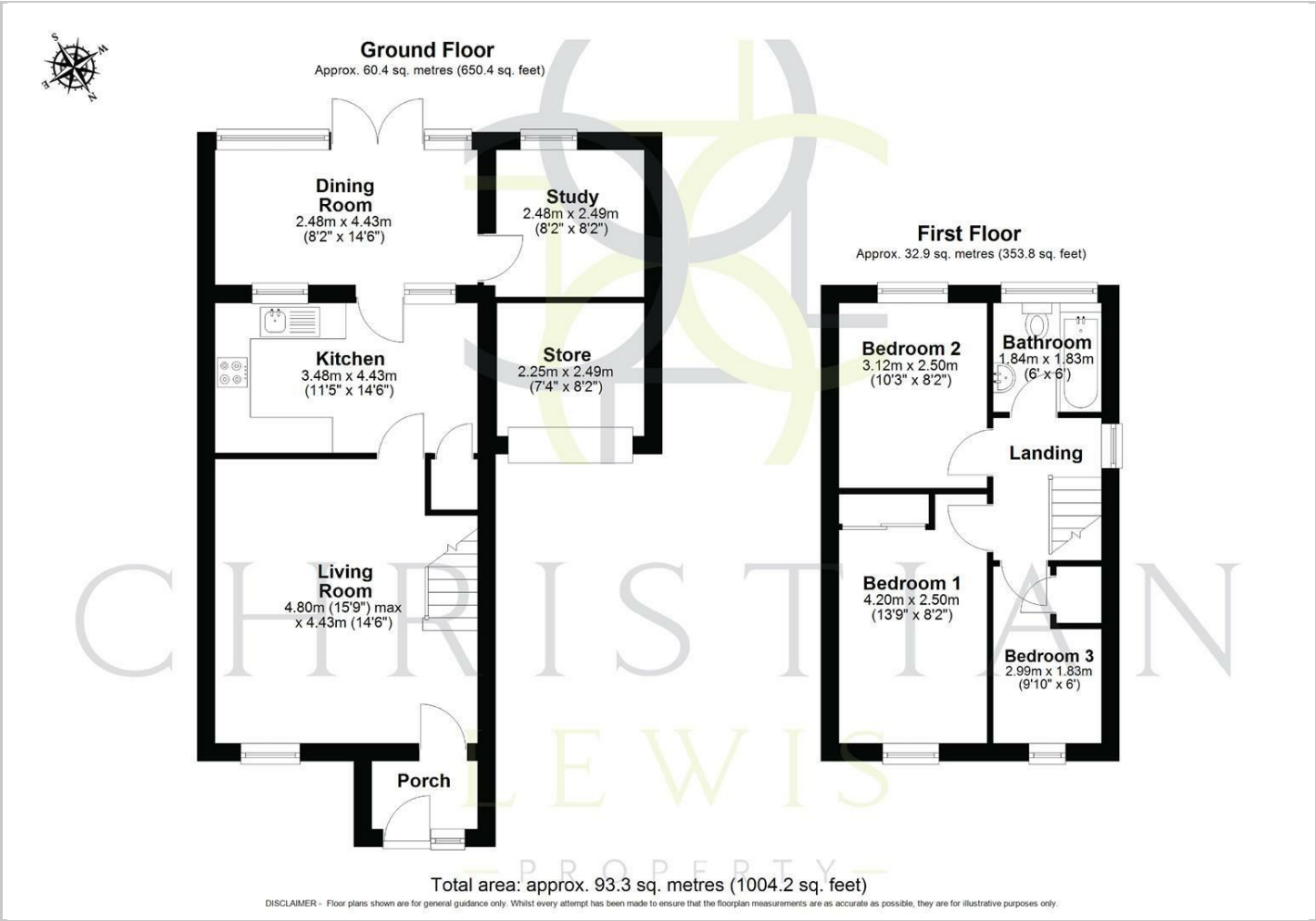




CHRISTIA  
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Floor Plans

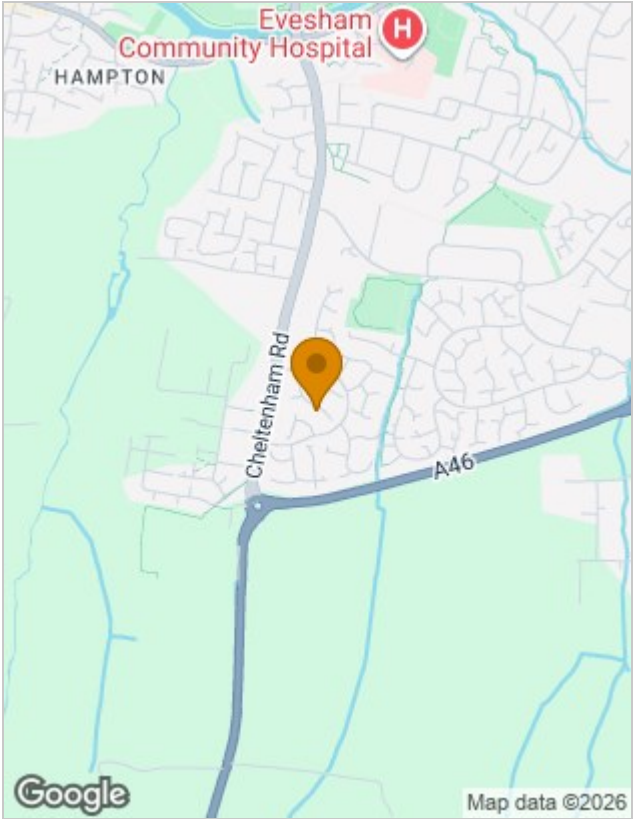


Viewing

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

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.

Location Map



Energy Performance Graph

