



10 Durcott Road, Evesham, WR11 1EQ

Asking price £575,000

5 3 2 D





# 10 Durcott Road

Evesham, WR11 1EQ

- A rare opportunity to purchase a single storey property offering in excess of 3,000sqft
- Spacious corner plot which would be redeveloped (STPP)
- Scope to make it your own and personalise to your taste
- Double garage plus a single garage
- Large driveway providing parking for multiple cars/caravans/motorhomes
- Walking distance into Evesham town

SINGLE STOREY LIVING - OVER 3,000SQFT, LARGE CORNER PLOT WITH POTENTIAL TO REDEVELOP (STPP)

A rare opportunity to acquire a substantial detached bungalow extending to over 3,000 sq ft, occupying a generous and prominent corner plot. Properties of this scale and positioning are seldom available, particularly within comfortable walking distance of Evesham's wide range of amenities.

The bungalow offers exceptionally flexible single-storey accommodation, with well-proportioned rooms throughout and significant potential for modernisation, reconfiguration, or enhancement, subject to the necessary consents. The size of the plot further adds to the appeal, providing ample outdoor space and excellent scope for future development.

The property comprises a porch and entrance hall, leading to a spacious lounge/diner and conservatory. Further accommodation includes a kitchen, utility room with shower facilities, five bedrooms—of which the principal bedroom benefits from an en-suite—along with a family bathroom and separate WC. Externally, the property offers ample off-road parking, a double garage, and an additional single garage.

This is an ideal prospect for purchasers seeking a spacious bungalow with large rooms, adaptable living arrangements, and the opportunity to add value through renovation in a highly convenient location.



### 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.

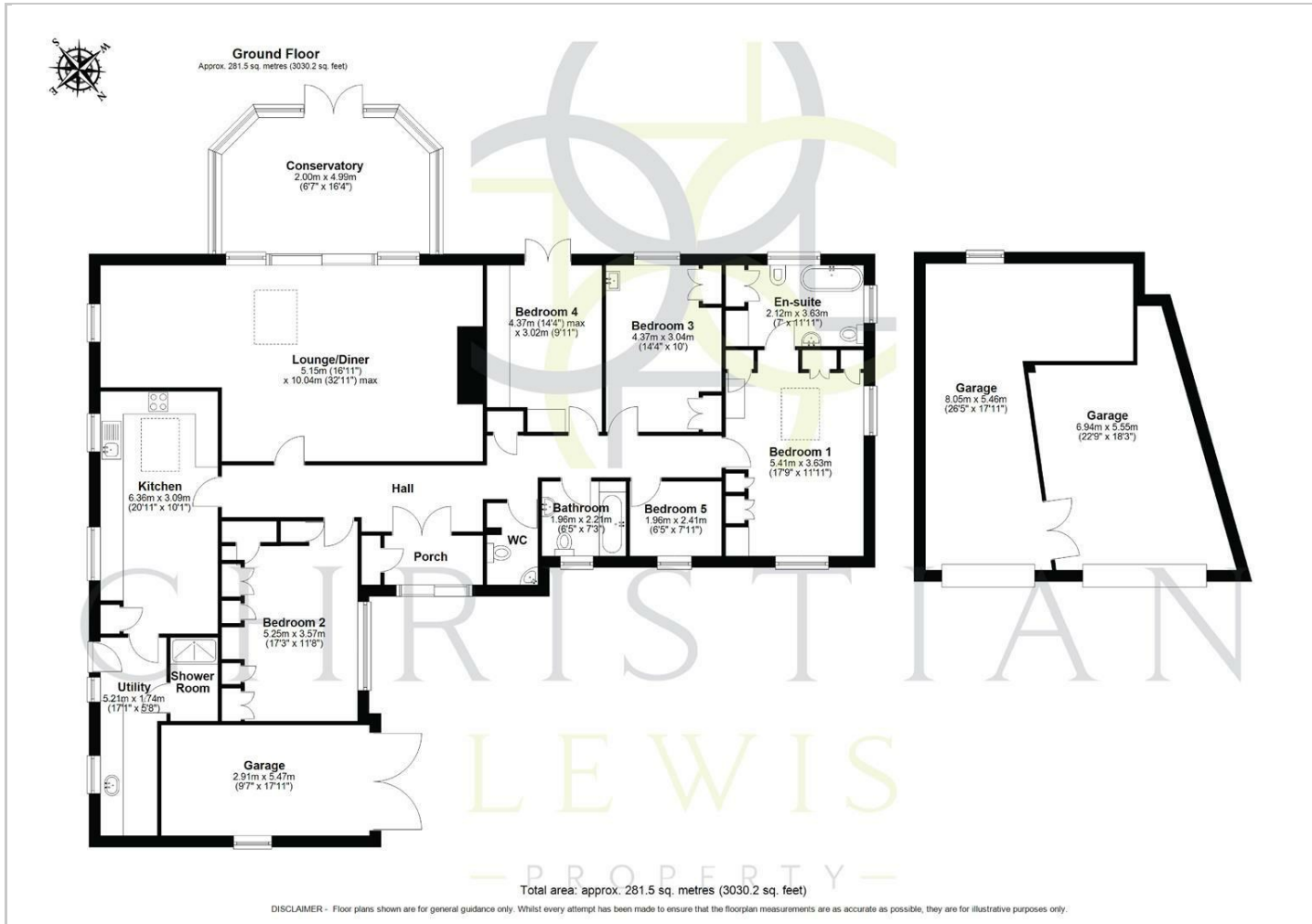
Please inform us if you become aware of any information being inaccurate.



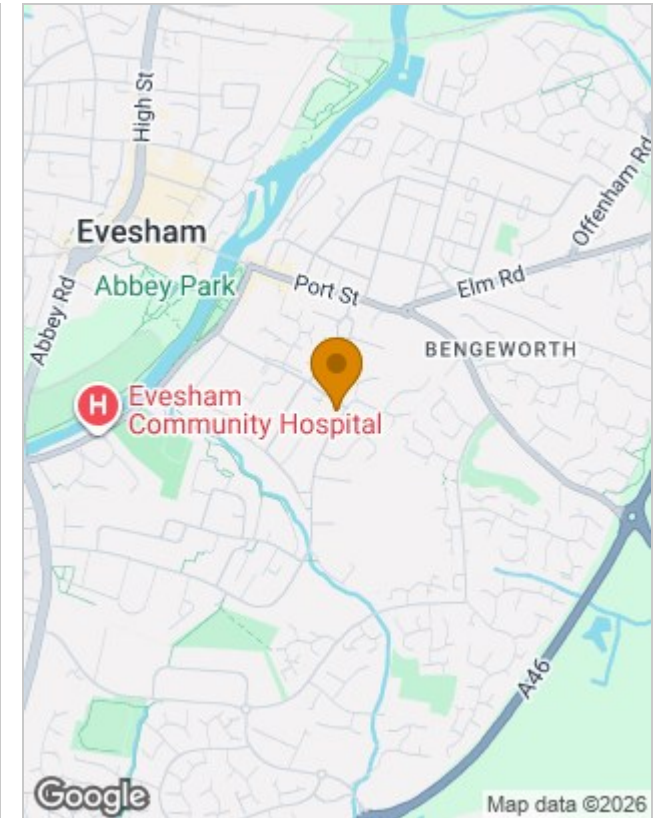


CHRISTIA  
LEWIS

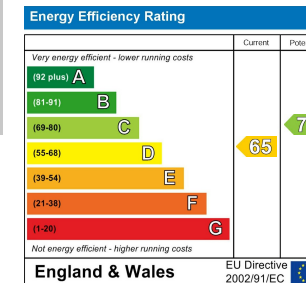
## Floor Plans



## 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.

86 High Street, Evesham, Worcestershire, WR11 4EU  
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk