

16 Nursery Road, Evesham, WR11 4GS

Offers over £325,000

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CHRISTIAN LEWIS PROPERTY



16 Nursery Road

Evesham, WR11 4GS

- Offered to the market chain free
- Three bedrooms
- Spacious lounge with bay window
- Good-sized rear garden
- Convenient location for access to Evesham town centre
- Detached family home
- Principal bedroom with en-suite shower room
- Ground floor WC
- Garage and driveway parking
- Transport links within walking distance

A well-presented detached family home, being offered to the market chain free and offering versatile three-bedroom accommodation, a generous rear garden, single garage and off-road parking.

The property provides well-proportioned living space arranged over two floors. The layout would make an ideal home for a range of buyers, with plenty of scope for the new owner to make the space their own.

The ground floor begins with an entrance hall providing access to the principal reception areas and stairs rising to the first floor. The lounge is a spacious and comfortable room, enjoying plenty of natural light from the large front-facing bay window.

There is also a separate dining room, which offers a useful additional reception space and benefits from doors opening directly onto the rear garden, creating a lovely connection to the outside.

The kitchen is fitted with a range of wall and base units, ample work surfaces and integrated appliances. A rear-facing window overlooks the garden, providing a pleasant outlook.

A useful ground floor WC completes the ground floor.

To the first floor, the principal bedroom is a well-proportioned room with the added benefit of a modern en-suite shower room. There are two further bedrooms, both offering useful and versatile space.

The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, with tiled surrounds and a heated towel rail.

Outside, the property benefits from a good-sized rear garden, which has been thoughtfully arranged with paved seating areas, raised planted beds and gravelled sections, providing a low-maintenance yet attractive space to enjoy during the warmer months.

To the front, the property benefits from a driveway providing off-road parking, leading to the single garage, while the front garden is predominantly gravelled for ease of maintenance.

Viewing is highly recommended.





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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 D
EPC Rating C

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

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.



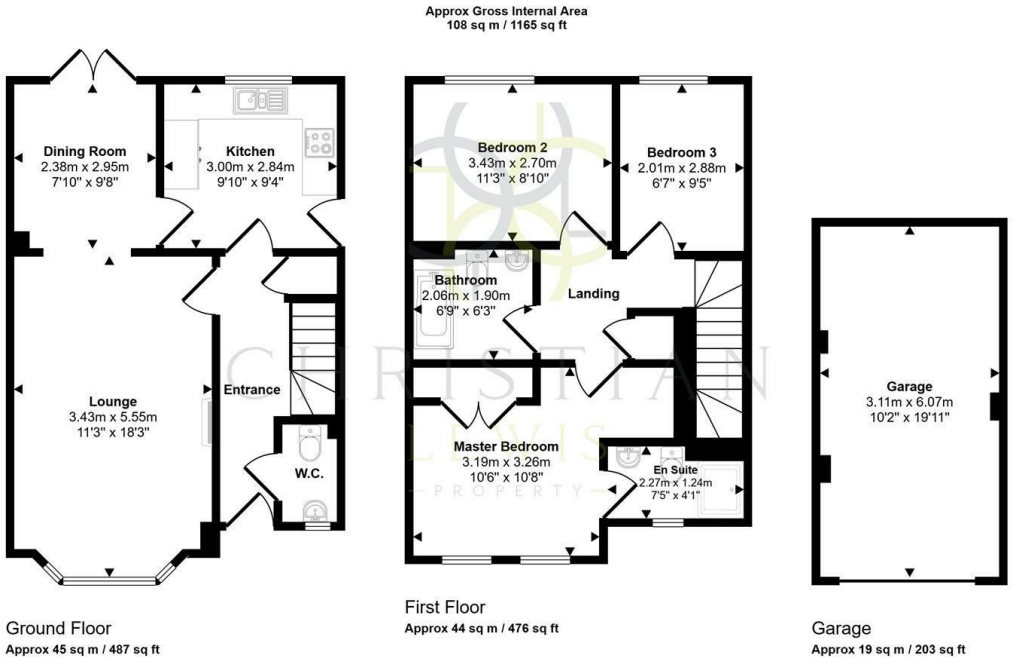




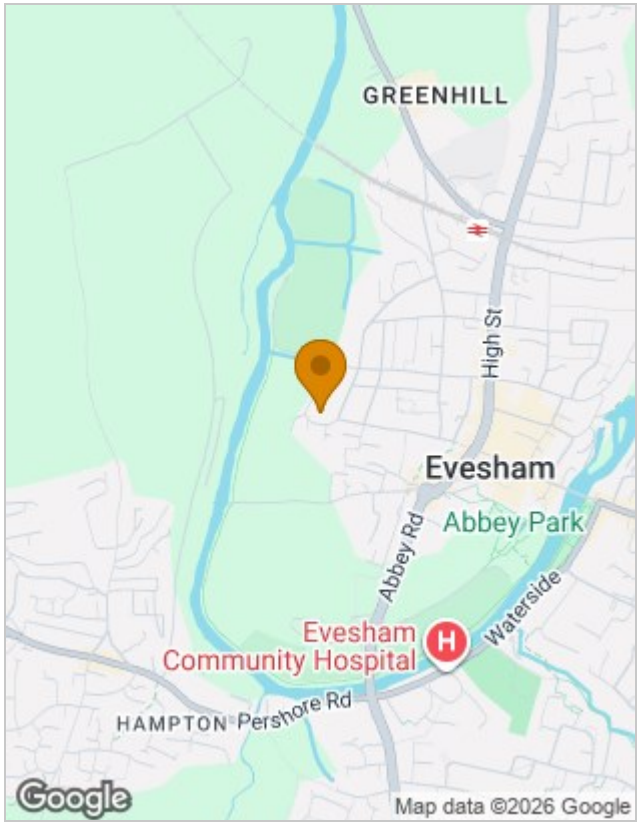




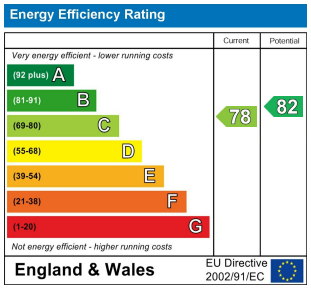
Floor Plans



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.

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