



4 Goodalls Grove, Evesham, WR11 4NN

Guide price £290,000



CHRISTIAN  
LEWIS  
—PROPERTY—



CHRISTIAN  
REAL ESTATE

# 4 Goodalls Grove

Evesham, WR11 4NN

- Detached
- Spacious lounge/diner
- Downstairs WC
- Enclosed rear garden
- Ideal for families, upsizers or downsizers
- Three bedrooms
- Conservatory
- Garage and off-road parking
- Popular residential area
- Early viewing strongly recommended

Situated within a popular residential location, this well-presented detached three bedroom home offers comfortable and versatile accommodation, complemented by a conservatory, enclosed rear garden, garage, and off-road parking — making it an ideal purchase for families, upsizers, or those seeking a standalone home with outdoor space.

The property is approached via a paved frontage providing parking, with access to the garage and a covered entrance porch. Internally, the home opens into a welcoming hallway with stairs rising to the first floor and a convenient ground floor WC.

The main lounge/diner is a generous dual-aspect space, featuring a central fireplace and offering ample room for both living and dining furniture. Sliding doors lead through to the conservatory, which provides additional reception space and enjoys views over the rear garden, with direct access outside — perfect for everyday family living or entertaining.

The kitchen is fitted with a range of wall and base units with work surfaces, integrated oven and hob, and space for appliances.

Upstairs, the first floor offers three bedrooms comprising two doubles and a single, along with a family bathroom fitted with a white suite.

Externally, the rear garden is enclosed and arranged for ease of maintenance, featuring patio and raised decking areas, providing excellent seating spaces throughout the day. The garage offers further storage or parking, with additional off-road parking available to the front.

Positioned on Goodalls Grove, the property is conveniently located for access to local amenities, schools, and transport links, while remaining within easy reach of Evesham town centre.

Early viewing is highly recommended to appreciate the space, layout, and location on offer.



## Additional Information

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

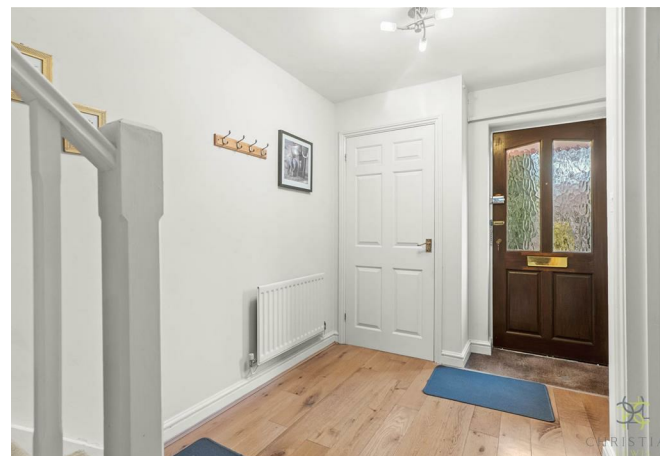
**Local Authority:** Wychavon District Council

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

**EPC Rating** D

## Disclaimer

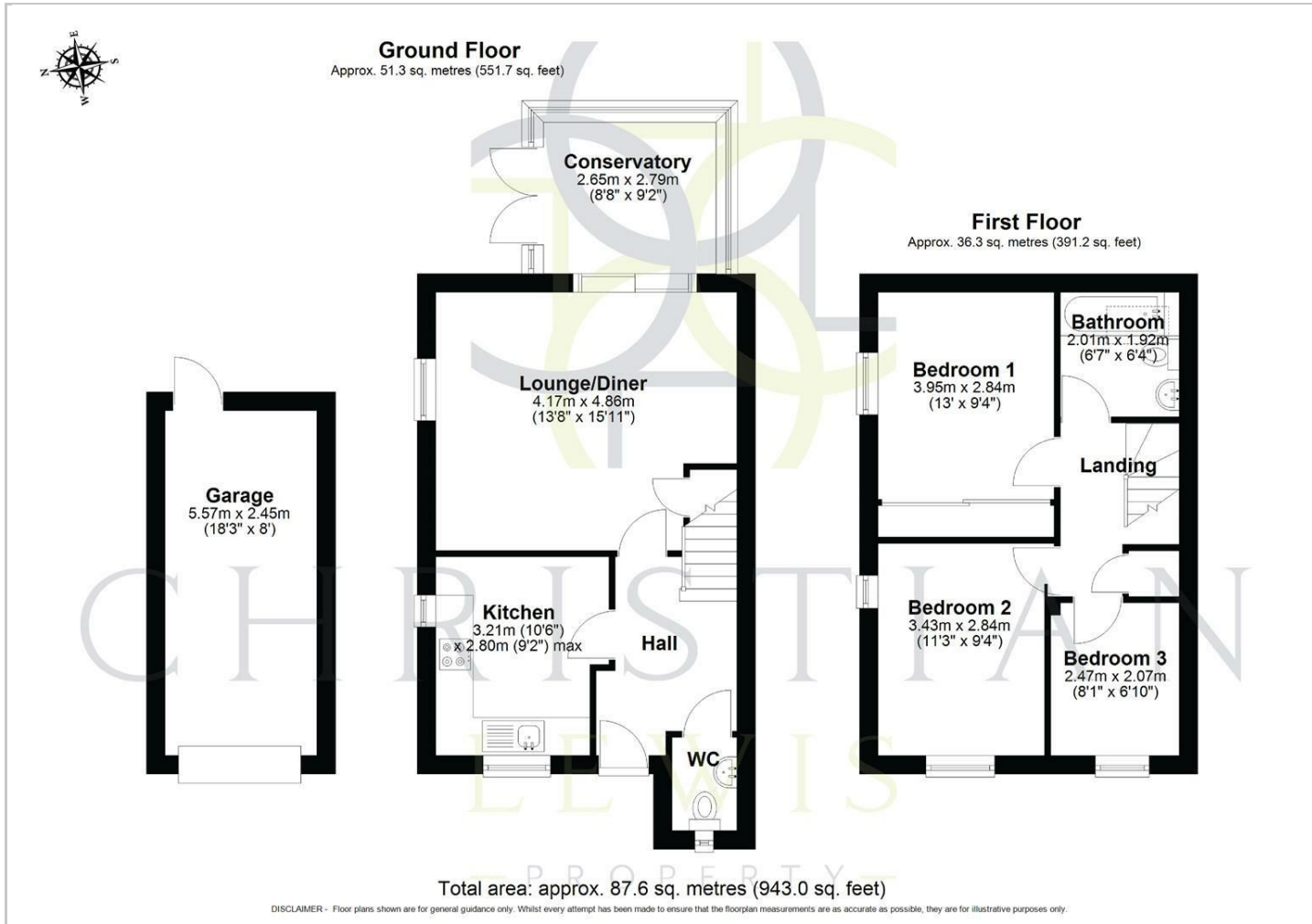
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



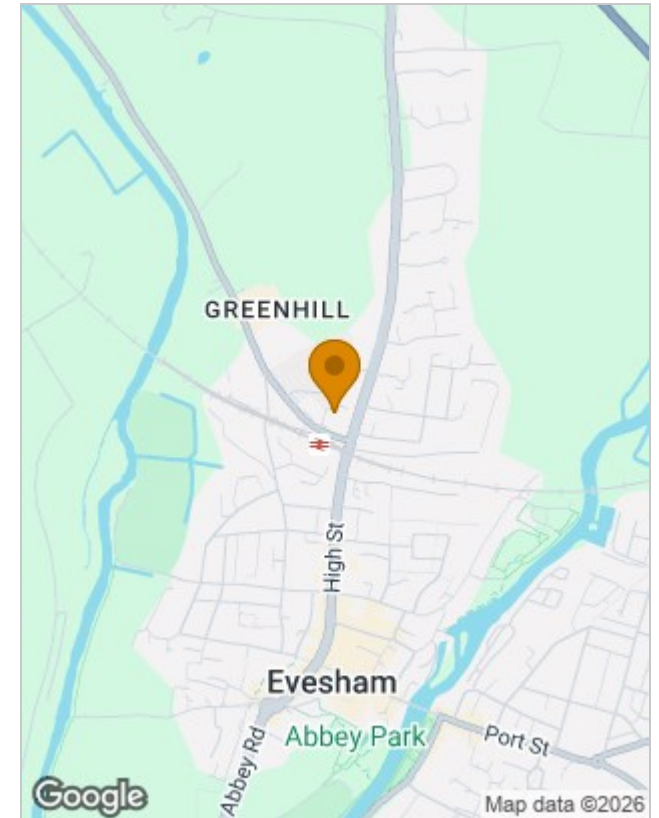




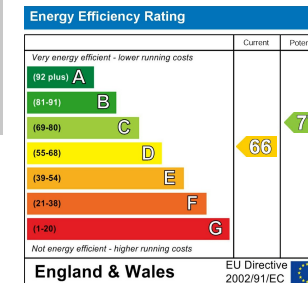
## Floor Plans



## 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.