



31 Nursery Road, Evesham, WR11 4GS

Offers over £240,000

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CHRISTIAN  
LEWIS  
—PROPERTY—



Offers over £240,000

# 31 Nursery Road

Evesham, WR11 4GS

- Impressive open-plan kitchen lounge diner – the true hub of the home
- Three well-proportioned bedrooms
- Low-maintenance rear garden with patio seating area
- Walking distance to Evesham town centre & local amenities
- Spacious, full-width living area with French doors to the garden
- Modern family bathroom plus convenient downstairs W.C.
- Allocated off-road parking
- Ideal first-time purchase, investment or downsizing opportunity

Situated on the ever-convenient Nursery Road, Evesham, this beautifully presented three-bedroom mid-terrace home offers modern, low-maintenance living within easy reach of the town centre, Prince Henrys High School and a wide range of local amenities.

The ground floor is centred around an impressive open-plan kitchen lounge diner, forming the true heart of the home. Spanning the full depth of the property, this sociable space is ideal for both everyday living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living.

The contemporary kitchen is well-appointed with a range of modern units and integrated appliances, while a convenient downstairs W.C. adds further practicality.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second bedroom, and a versatile third room ideal as a nursery, home office, or dressing room. A modern family bathroom completes the first floor.

Externally, the rear garden is designed for ease of maintenance, featuring a patio area perfect for seating and outdoor dining. To the front, the property benefits from allocated off-road parking for 2 vehicles.

This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-presented home in a highly accessible 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 C

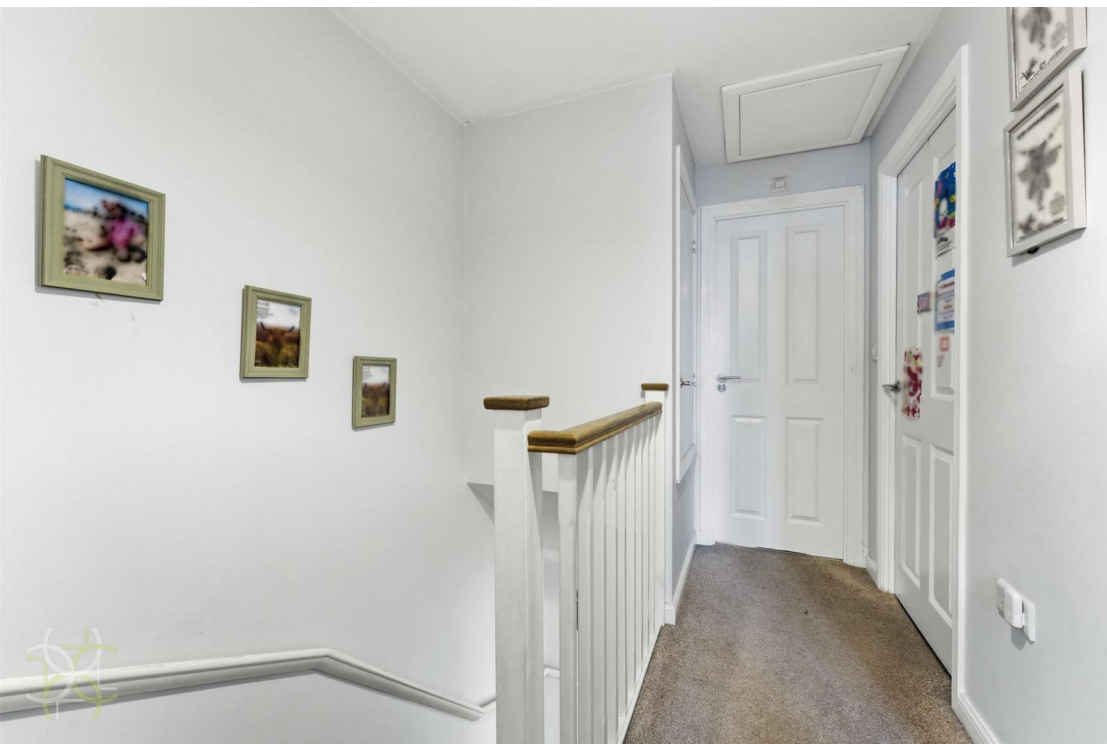
EPC Rating C

Estate charges apply

## 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.



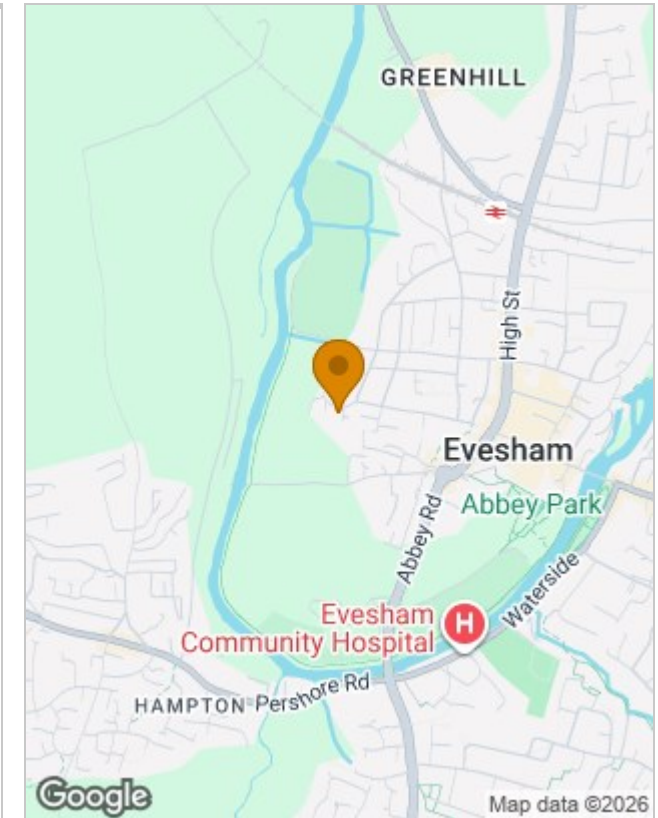




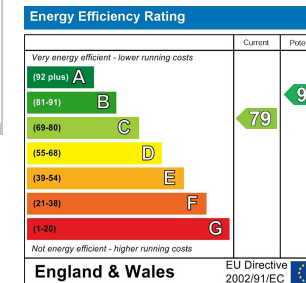
## Floor Plans



## 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.