



41 Balliol Gardens, Evesham, WR11 2BF

Asking price £289,950

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41 Balliol Gardens

Evesham, WR11 2BF

- Modern semi-detached house
- Located within the Evesham gate development
- Principal bedroom with en-suite
- 3 bedrooms
- Well-presented accommodation
- Enclosed rear garden

This beautifully presented, modern three-bedroom semi-detached home is situated in the ever-popular Evesham Gate and offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey property.

The property offers well-balanced and thoughtfully arranged accommodation, combining contemporary living with everyday practicality. From the moment you step inside, the home feels bright and welcoming, with a layout designed to suit modern lifestyles.

On the ground floor, the entrance hall leads through to a comfortable living room, providing an ideal space to relax. To the rear of the property is a spacious kitchen/diner, perfectly suited for family meals and entertaining, with the added benefit of a useful utility area and a convenient downstairs WC. French doors open out to the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom, making the layout both practical and versatile.

Externally, the property enjoys an enclosed rear garden with a patio area, ideal for outdoor dining and entertaining, along with a lawned area for ease of maintenance. To the front, the home benefits from driveway parking, providing valuable off-road parking.

Conveniently located for access to local amenities, schools, and transport links, this attractive home offers modern living in a well-regarded residential area. Early viewing is highly recommended to fully appreciate the space, condition, 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 C

EPC Rating B

Disclaimer

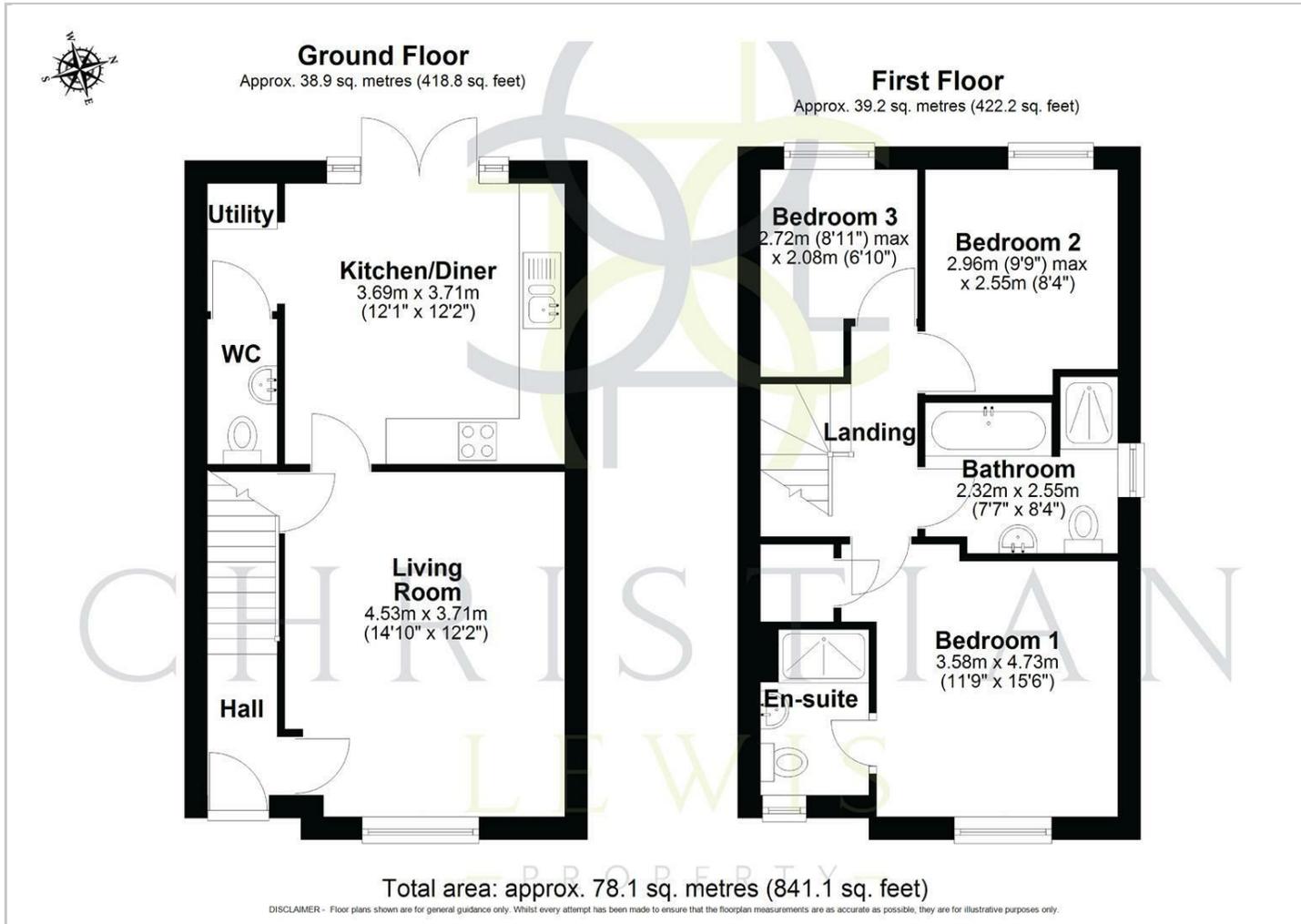
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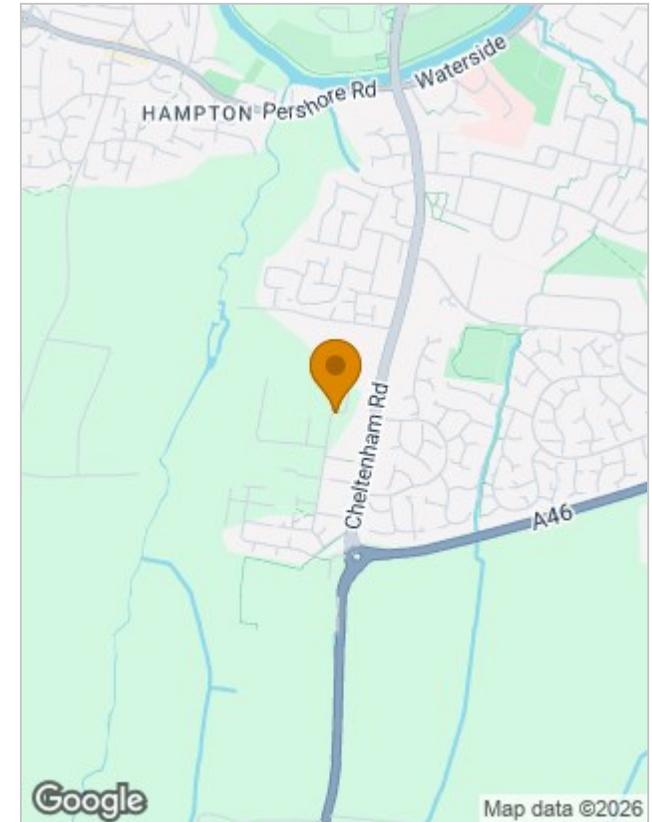




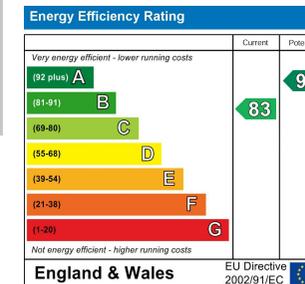
Floor Plans



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.