



79 Columbine Grove, Evesham, WR11 2LR

Asking price £270,000





# 79 Columbine Grove

Evesham, WR11 2LR

- Three bedroom
- Driveway with parking
- Semi-detached
- Must be viewed
- Well presented
- Well established area
- Useful large Utility/Boot Room/Office
- Highly popular location
- Front and rear garden
- Downstairs w/c

This well-presented semi-detached family home is located on the ever-popular Thistledown estate and offers versatile living space, including the added benefit of a generous utility/boot room that could also serve as a home office.

The property presents an excellent opportunity to acquire a three-bedroom home that has been carefully maintained by the current owners and is ready for immediate occupation. The ground floor accommodation comprises a welcoming entrance hall, a convenient downstairs WC, a spacious lounge/dining area ideal for both relaxing and entertaining, a fitted kitchen, and a large utility room providing valuable additional space.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom. Externally, the home further benefits from a spacious rear garden, a driveway, and ample off-road parking, making it well suited to growing families or those seeking practical and flexible living accommodation in a desirable residential location.



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## Additional Information

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

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating: D

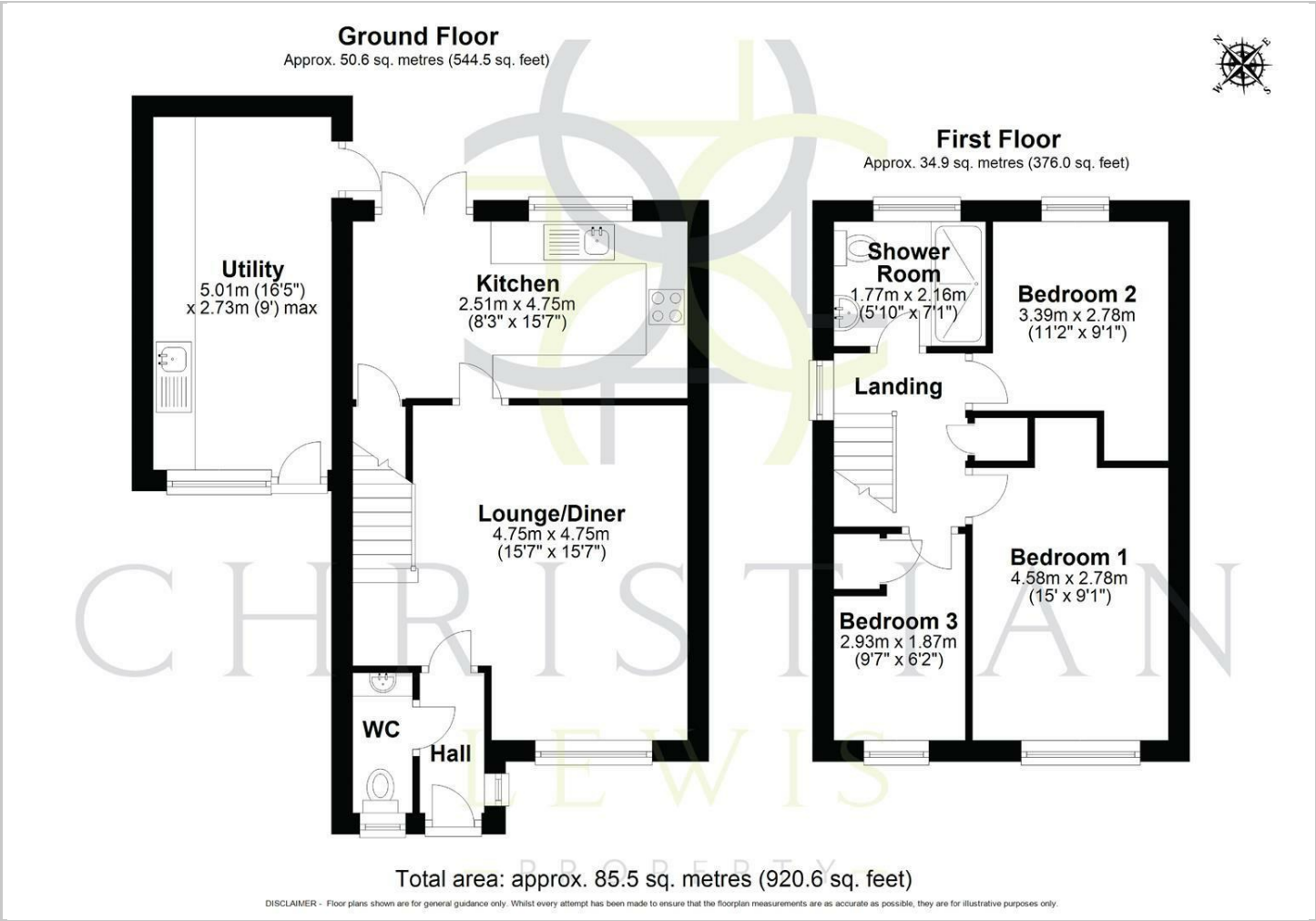
## Disclaimer

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

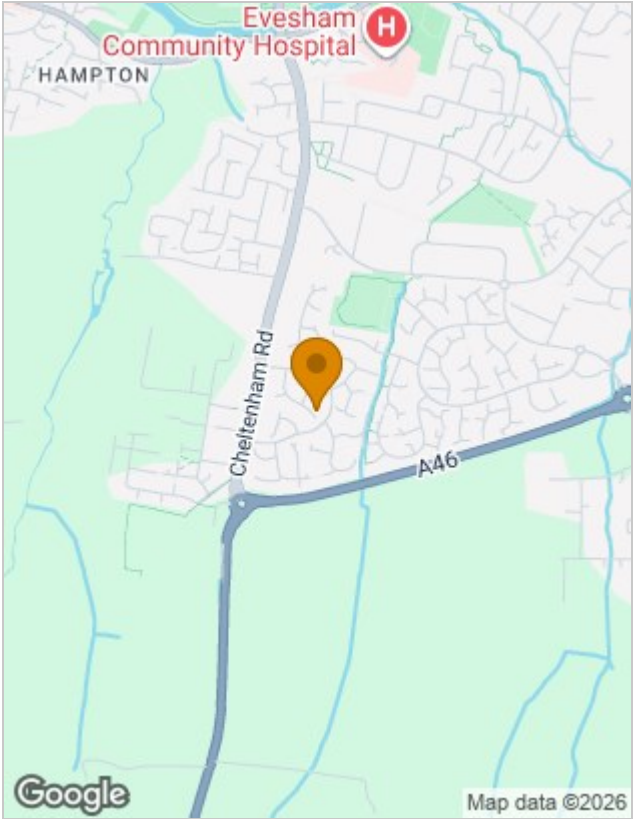


Viewing

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.

Location Map



Energy Performance Graph

