



2 Croft Road, Evesham, WR11 4NE

Offers over £850,000





# 2 Croft Road

Evesham, WR11 4NE

- A substantial period property requiring refurbishment
- Main house is five bedrooms and four bathrooms
- Ample parking plus detached garage
- Separate detached two bedroom annexe with parking
- Tremendous scope and potential to add value
- Must be viewed to appreciate the potential on offer

## A LARGE PERIOD PROPERTY WITH DETACHED TWO BEDROOM ANNEXE

A substantial detached period residence occupying a prominent position on one of Evesham's most desirable and sought-after roads. Offered to the market with no onward chain, this handsome character home presents a rare opportunity for a purchaser to undertake a comprehensive programme of refurbishment and create a truly exceptional family home tailored to their own tastes and requirements.

Retaining an abundance of charm and potential, the principal residence extends to just under 3,000 sq ft of accommodation and offers generous room proportions throughout. The ground floor comprises a welcoming porch and entrance hall, three spacious reception rooms providing excellent flexibility for both family living and entertaining, a separate study ideal for home working, a kitchen/dining room, and a utility room.

To the first floor are five well-proportioned bedrooms, three of which benefit from en-suite facilities, together with a family bathroom. The size and layout of the accommodation provide excellent scope for reconfiguration and enhancement, subject to any necessary consents.

A particularly attractive feature of the property is the detached two-bedroom annexe, which offers a wealth of possibilities. Whether utilised for multi-generational living, guest accommodation, a home office, or as a potential income-generating rental opportunity, the annexe provides independent accommodation comprising a lounge, kitchen/dining area, family bathroom, utility room, and separate WC.

Externally, the property is approached via a large driveway providing ample off-road parking for numerous vehicles and is complemented by a detached single garage. The front and

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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 G  
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.

### Insurance Claim for Clay Shrinkage

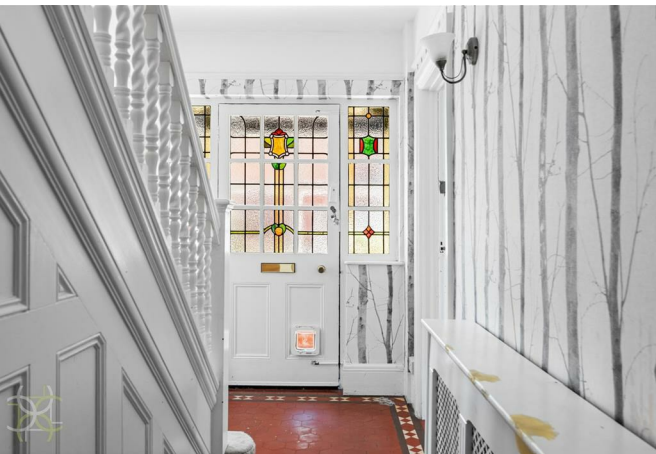
The vendors claimed on insurance for Clay Shrinkage in 2021/2022 due to a tree in close proximity. Further details available upon request along with CERTIFICATE OF STRUCTURAL ADEQUACY.

### 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 £30 (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.

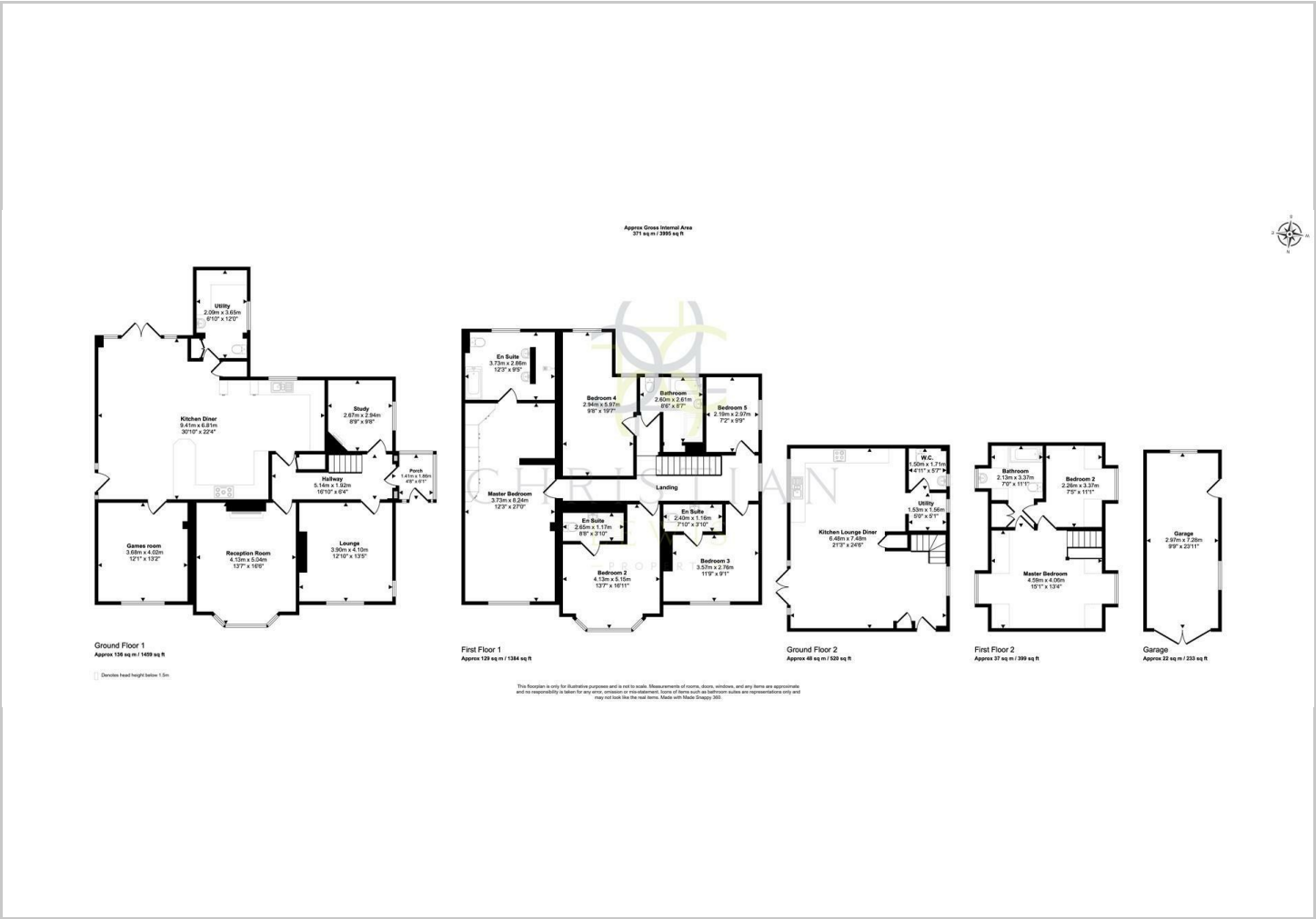
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



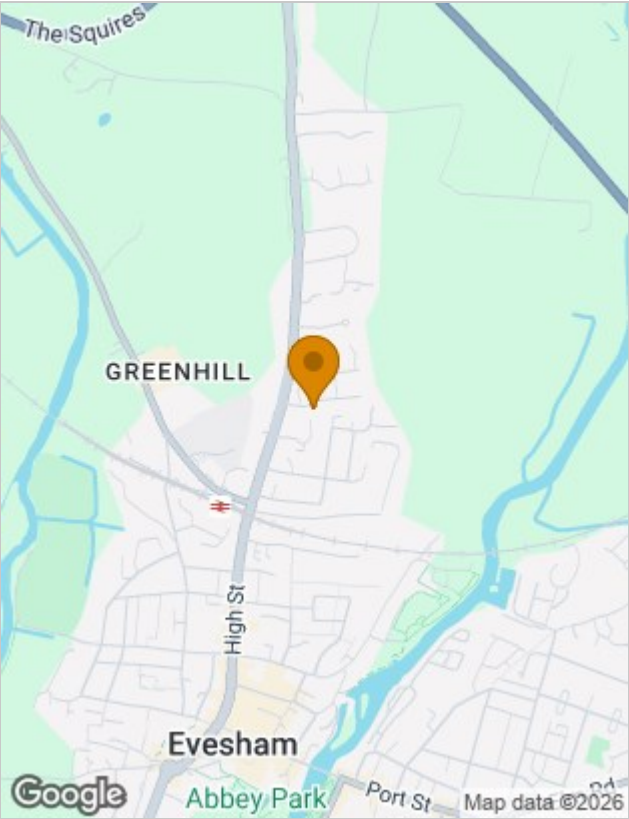
Viewing

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.

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Location Map



Energy Performance Graph

