



46 Cambria Road, Evesham, WR11 4QD

Offers in excess of £300,000





# 46 Cambria Road

Evesham, WR11 4QD

- A greatly extended four bedroom period property
- Close to the train station and also walking distance to Prince Henrys High School and Evesham's amenities
- Garden
- Handsome red brick
- Two reception rooms
- Lovingly owned by the same family for many years

A GREATLY EXTENDED FOUR BEDROOM PERIOD PROPERTY IN THE HIGHLY REGARDED GREENHILL

An exceptional opportunity to acquire a beautifully improved and thoughtfully extended family home, brimming with character and charm. Over recent years, the property has undergone significant enhancements, creating a versatile and welcoming living space perfect for modern family life.

The accommodation includes a welcoming porch and hallway, leading to a spacious living room complete with a cozy log burner, a separate dining room, a modern kitchen, and a convenient downstairs shower room. Upstairs, there are three generous double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom, providing ample space for the whole family.

Externally, the property boasts a well-stocked rear garden featuring a charming seating area, a decorative pond, and a summer house—perfect for outdoor entertaining or relaxing in a tranquil setting. With its blend of traditional charm and contemporary improvements, this home offers a rare combination of comfort, style, and functionality, making it ideal for a wide range of potential buyers.



#### 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 B  
EPC Rating C

#### 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.

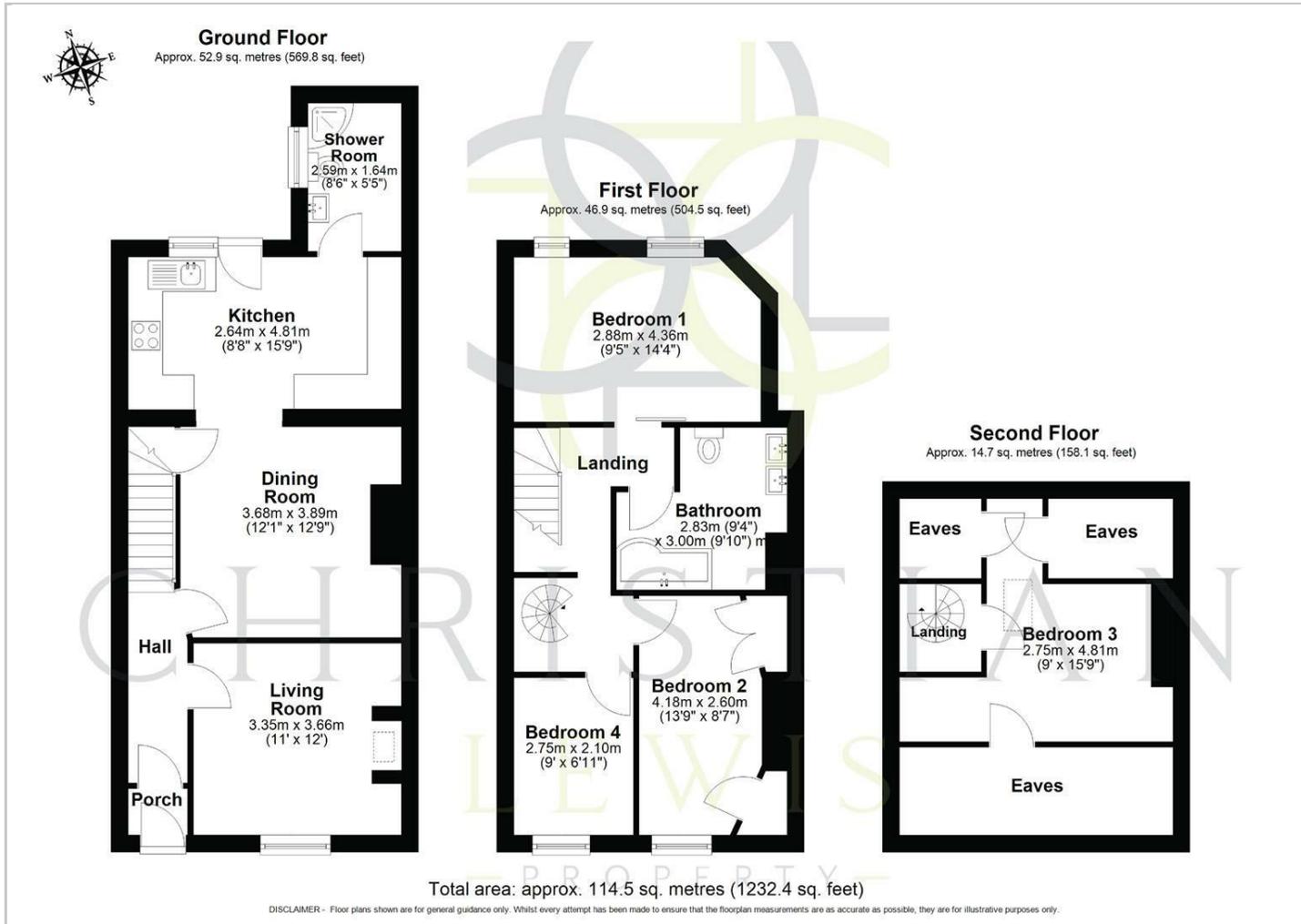






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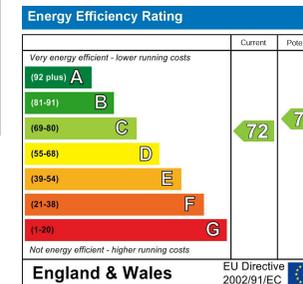
## Floor Plans



## 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.