



22 Elmley Road  
Evesham, WR11 7SH

**Offers in excess of £250,000**



CHRISTIAN  
LEWIS  
PROPERTY

# 22 Elmley Road

Evesham, WR11 7SH

## A HOME IN NEED OF COMPLETE RENOVATION AT THE FOOT OF BREDON HILL

If you're looking for a renovation project in one of Bredon Hill's most sought-after villages, this property could be the perfect opportunity. Offered to the market with no onward chain, the home presents excellent potential for extension and modernisation, making it ideal for those eager to create their dream home.

Occupying a generous corner plot, the accommodation currently comprises an entrance hall, a bright living room, a kitchen, and a ground-floor shower room. Upstairs, there are three well-proportioned bedrooms offering ample space for a growing family.

Externally, the property enjoys gardens to the front, side, and rear, providing plenty of outdoor space and scope for landscaping or further development (subject to planning permission). With its rural location, sizeable plot, and renovation potential, this property is sure to attract strong interest, early viewing is highly recommended.





#### Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: C

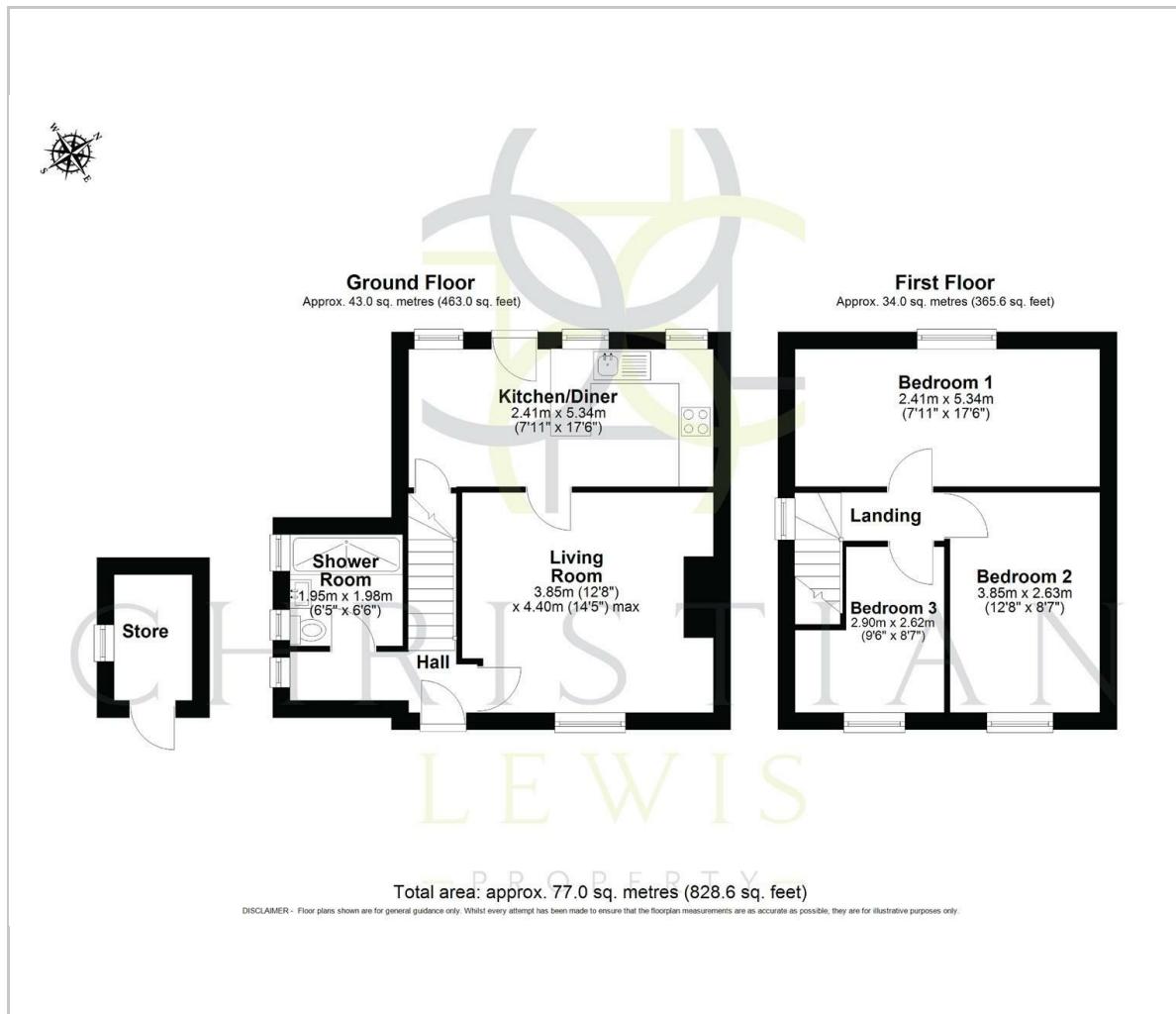
EPC Rating: TBC

Agents note - Probate still is awaited

#### 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.

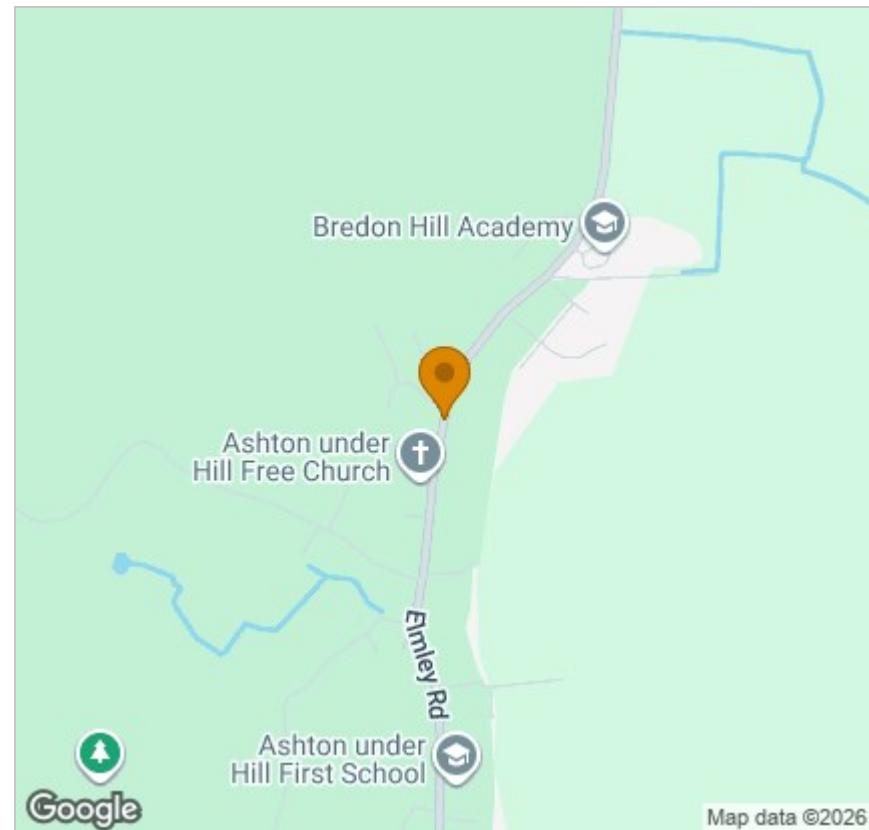
## Floor Plan



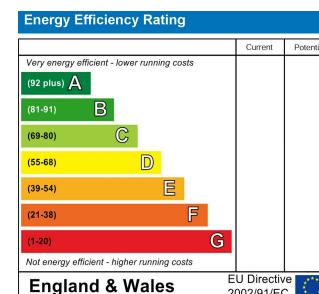
## Viewing

Please contact our Evesham Office on 01386 442929  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.