



21 Welland Fields, Evesham, WR11 2SS

Guide price £194,250

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My love story is beautiful,  
all ours is my favourite.



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# 21 Welland Fields

Evesham, WR11 2SS

- Beautifully presented three-bedroom home
- Spacious and stylish lounge
- Ground floor WC
- Landscaped, low-maintenance rear garden
- Conveniently located for local amenities, schools and transport links
- Situated in a popular residential area
- Impressive open-plan kitchen/dining room
- 3 generously sized bedrooms
- Two allocated parking spaces to the front
- Easy access to Evesham town centre and surrounding countryside

A beautifully presented and stylish three-bedroom mid-terrace home, situated within the highly sought-after residential development in Evesham, offering modern living, generous proportions and a turnkey finish throughout.

This superb home has been impeccably maintained by the current owners, offering a light, contemporary space perfectly suited to both everyday living and entertaining.

Upon entering, you are welcomed into a bright and inviting entrance hall, leading through to a spacious lounge—tastefully decorated and offering a warm, comfortable setting to relax. To the rear of the property, the standout feature is the impressive open-plan kitchen/dining room, fitted with sleek modern units and ample space for dining, with direct access out to the garden—ideal for hosting and family life alike. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous double, complemented by a further double bedroom and a versatile third room—perfect as a nursery, home office or dressing room. The contemporary family bathroom is finished to a high standard, featuring a modern suite with bath and shower over.

Externally, the property enjoys a landscaped rear garden, designed for low maintenance, with a patio seating area, decorative stone borders and a range of established planting—creating a private and attractive outdoor space.

To the front, the property benefits from allocated parking for two vehicles, a valuable addition for modern living.

This is a fantastic opportunity to acquire a move-in ready home in a desirable location—ideal for first-time buyers, young families or those looking to downsize without compromise.



#### IMPORTANT DISCOUNT MARKET SALE (DMS) INFORMATION

This property is being sold as a Discount Market Sale home, offering 30% discount from open market value. Whilst the purchaser will own 100% of the property, the 30% discount remains in place in perpetuity, meaning it will also apply on any future resale.

Eligibility and local connection criteria apply, and these conditions remain in force for all future sales.

All prospective purchasers must complete a Council application form in full, which will be reviewed prior to any offer being accepted.

Applicants are strongly advised to seek independent legal advice regarding the Section 106 Agreement and all associated obligations and restrictions before proceeding. A Section 106 agreement requires that a prospective purchaser(s) has a local connection to the area. There are also additional eligibility criteria in place. The local connection requirement will run for an 8 week period, from the date that the property is marketed. After this time, if no eligible applicant is approved, then this will cascade outward to a person who is ordinarily resident in the UK.

Please note: it is the responsibility of applicants to fully understand the implications of purchasing a Discount Market Sale property.

#### 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

Estate fees apply

#### Disclaimer

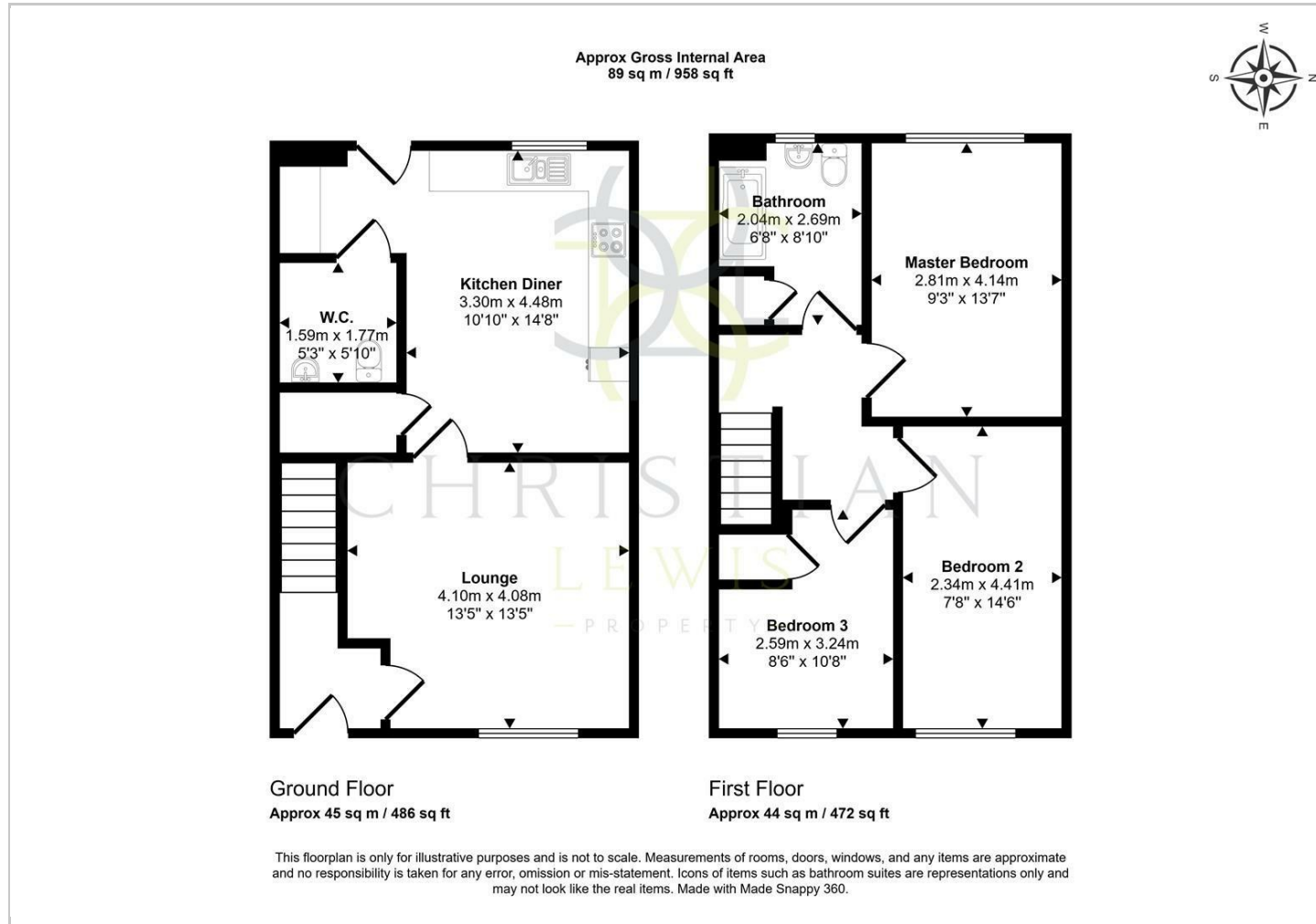
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



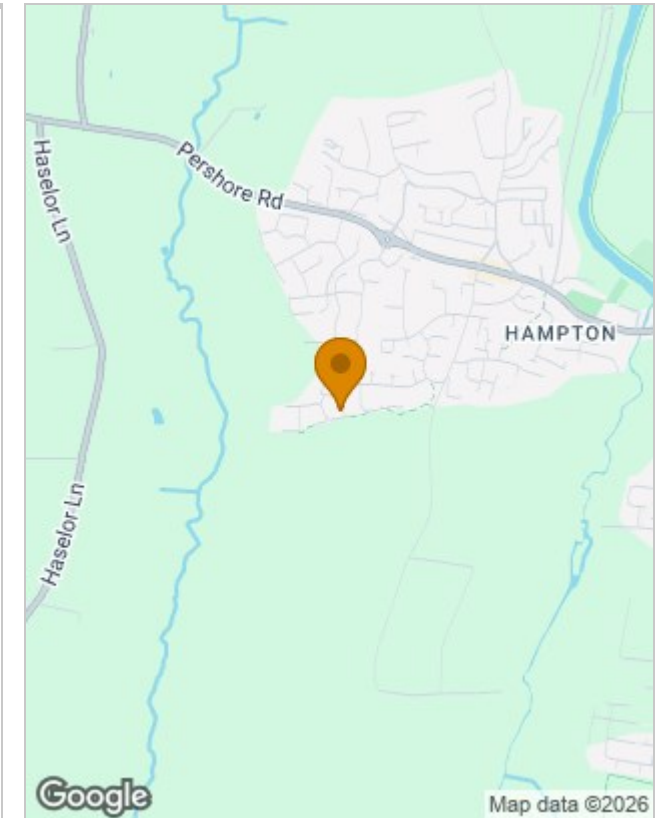




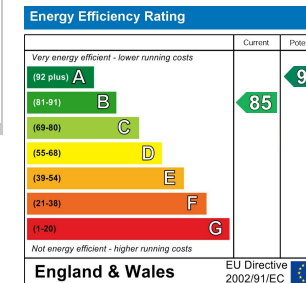
## Floor Plans



## 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.