



51 Avon Street, Evesham, WR11 4LQ

Offers over £250,000





# 51 Avon Street

## Evesham, WR11 4LQ

- Three/Four bedroom home with excellent potential
- Approx. 1,364 sq ft of internal living space
- Ground floor bedroom - ideal for flexible living
- Off-road parking to the front
- Close to local shops, amenities and transport links
- Spacious and versatile accommodation throughout
- Fitted kitchen with scope for modernisation/reconfiguration
- Generous principal bedroom with ensuite
- Good sized rear garden with patio, lawn and shed
- Ideal for buyers looking to create a long-term home

Situated in a highly convenient position on Avon Street, Evesham, this spacious home presents an exciting opportunity for buyers looking to modernise and add value. Offering generous internal accommodation and off-road parking—something of a rarity for this location—the property combines excellent fundamentals with huge potential.

The ground floor provides a well-proportioned layout, including a comfortable lounge to the front, a separate dining room, and a fitted kitchen with scope for reconfiguration to create a more contemporary kitchen/dining space. To the rear, a sizeable conservatory offers additional versatile living space overlooking the garden. A ground floor bedroom and WC further enhance the flexibility of the accommodation, making it suitable for multi-generational living or those seeking single-level options.

Upstairs, the property continues to impress with three further bedrooms, including a particularly generous principal bedroom benefitting from an en suite. A family bathroom serves the remaining accommodation.

Externally, the property enjoys off-road parking to the front, while the rear garden offers a good-sized outdoor space with patio, lawn, and a shed — ideal for storage or potential workshop use.

Requiring modernisation throughout, this is a fantastic opportunity for buyers to put their own stamp on a well-proportioned home in a sought-after, central location. Avon Street is ideally placed for easy access to Evesham town centre, with its range of shops, amenities, and transport links all within close reach.

A property with this level of space, parking, and potential is rarely available in such a convenient setting—early viewing is highly recommended.

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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 C

**EPC Rating C**

### Disclaimer

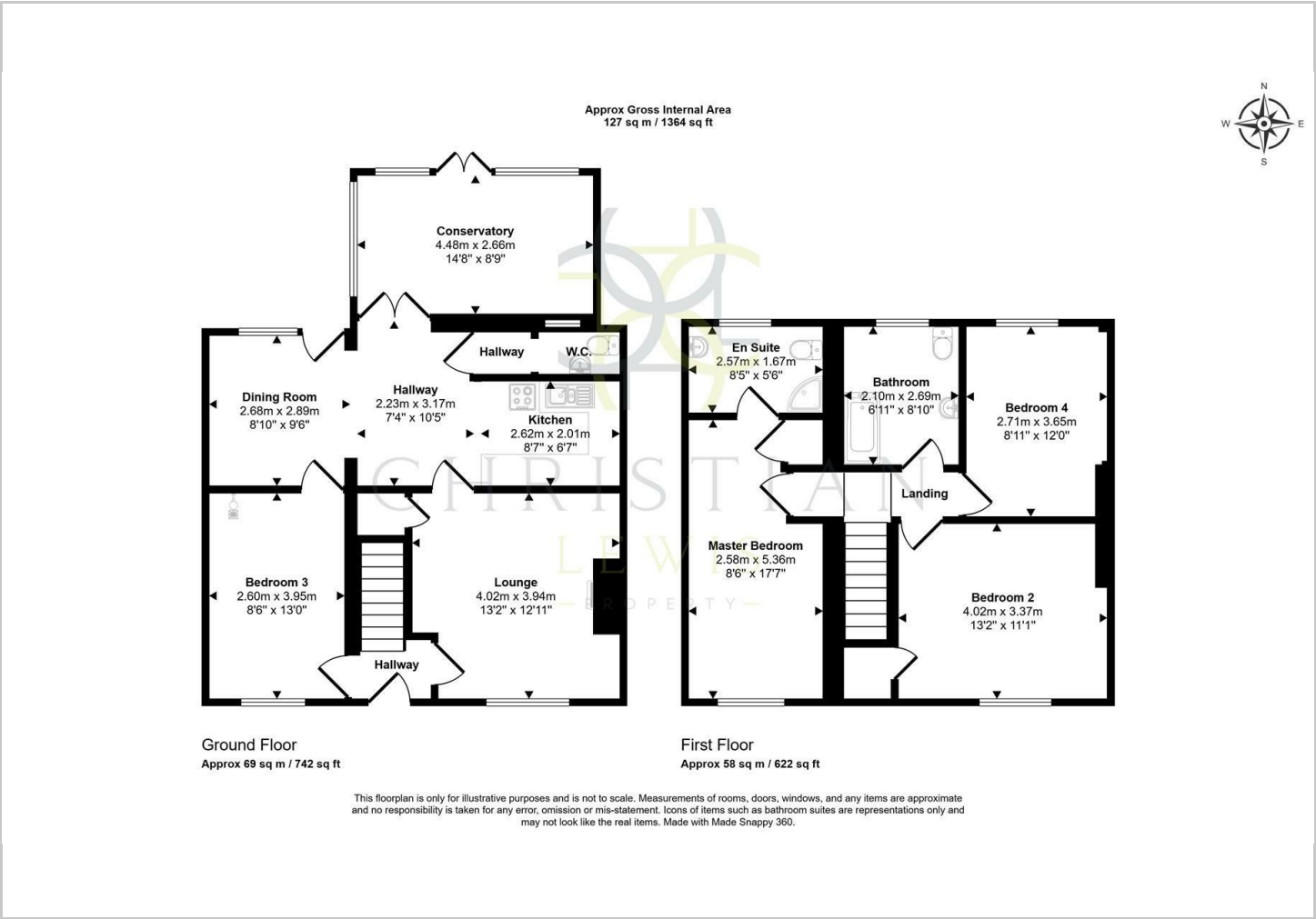
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Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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.