



85 Woodlands, Evesham, WR11 1XH

Guide price £235,000





CHRISTIAN  
LEWIS

# 85 Woodlands

Evesham, WR11 1XH

- Great value
- Kitchen/diner
- Really well maintained
- Three bedrooms
- Garden
- Calling all first time buyers

## A GREAT VALUE THREE BEDROOM HOME SITUATED IN A QUIET SPOT

Situated in the sought-after area of Woodlands, Evesham, this immaculate three-bedroom terraced home presents a fantastic opportunity for comfortable, modern living in a friendly and well-connected community. Whether you're a first-time buyer, a growing family, or looking to downsize, this property offers a stylish and practical living environment to suit your lifestyle.

Inside, the home is beautifully presented with a contemporary finish throughout. The modern kitchen features sleek fitted units, integrated appliances, and stylish worktops—perfect for everyday cooking and meal preparation. A bright and spacious lounge provides an ideal space to unwind or entertain, with large windows enhancing the natural light.

Upstairs, you'll find three generously sized bedrooms, each benefiting from built-in storage and plenty of natural light. The family bathroom is finished to a high standard, complete with a bathtub and shower, basin, and WC.

To the rear, a sunny, low-maintenance garden offers a private outdoor retreat—ideal for relaxing or enjoying meals alfresco.



Guide price £235,000



## Additional Information

**Tenure:** We understand that the property for sale is Freehold.

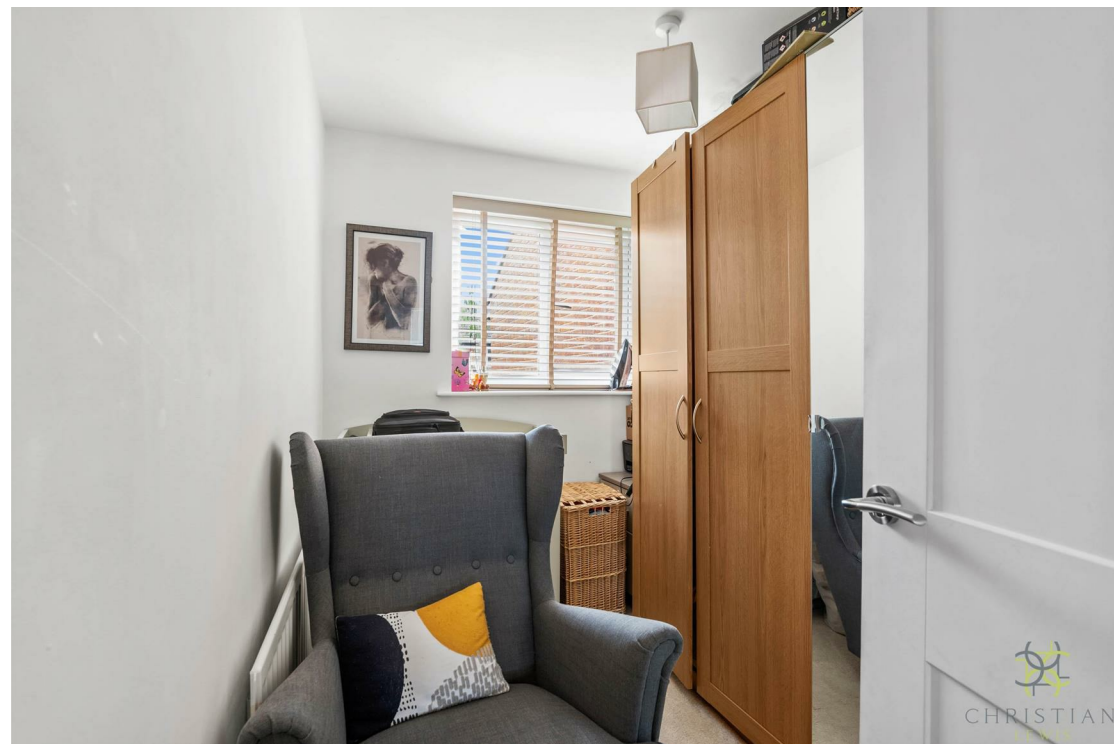
**Local Authority:** Wychavon

**Council Tax Band:** We understand that the Council Tax Band for the property is Band B

**EPC Rating:** D

## Disclaimer

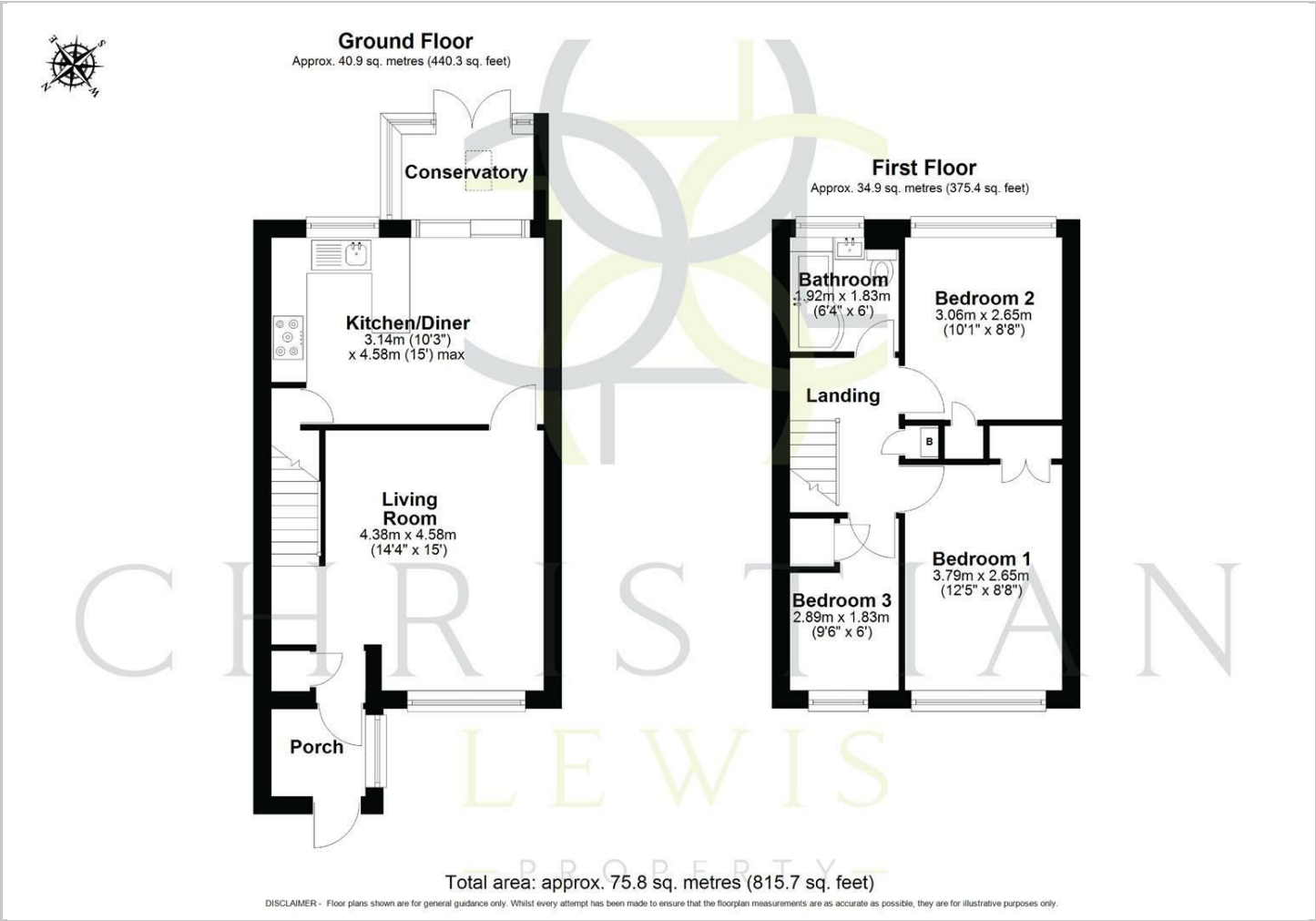
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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





CHRISTIA  
LEWIS

Floor Plans

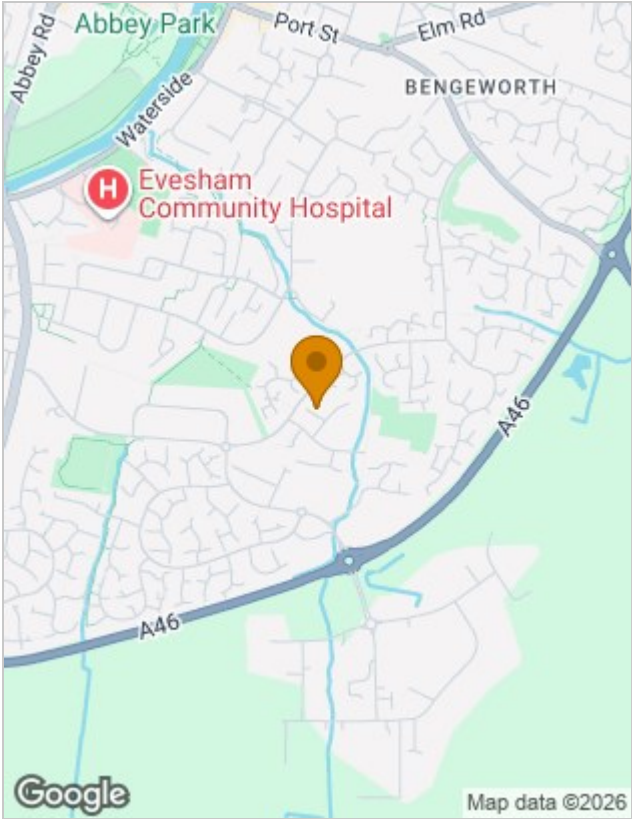


Viewing

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.

Location Map



Energy Performance Graph

