



## 5 Burlingham Court

Evesham, WR11 4HZ

Andrew Grant

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**2 Bedrooms   1 Bathroom   1 Reception Room**

Charming mid-terrace home with modern interiors, generous parking and a low-maintenance garden, ideal for first-time buyers and investors.

- Delightful two bedroom mid terrace period home with accommodation over two floors
- Generous living room with feature window and alcove
- Modern kitchen with dining space and access to a low-maintenance garden
- Gravel garden with patio, shed and rear access plus a generous driveway
- Well placed for amenities and transport links in Evesham

Entered via a welcoming hall, this mid terrace period home blends character features with modern touches. The generous living room enjoys a deep window with decorative leaded panes and an alcove recess. To the rear, a contemporary kitchen and dining area offers ample cabinetry, integrated appliances and a door to the garden. Upstairs, two comfortable bedrooms include a fitted wardrobe to the main room, served by a tiled bathroom with separate WC. Outside, a low-maintenance rear garden with patio and shed complements a generous gravel driveway to the front. Ideal for first-time buyers, downsizers or investors.

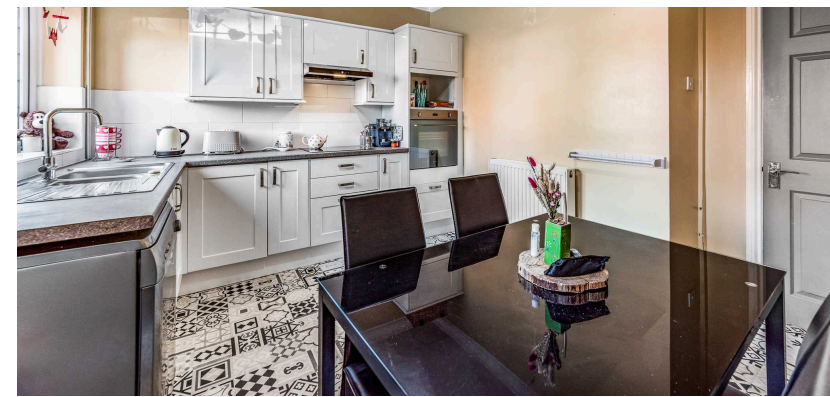
819 sq ft (76.1 sq m)





## The kitchen and dining room

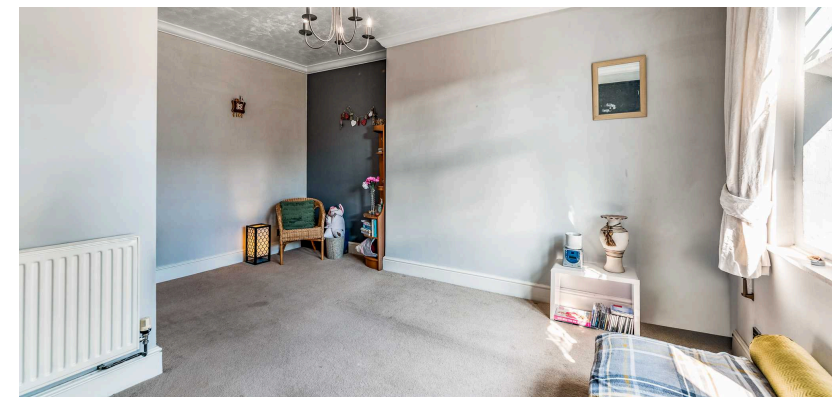
This family friendly kitchen and dining room is well-equipped for everyday cooking and entertaining. White Shaker-style cabinetry with dark worktops incorporates an integrated oven, hob and extractor, plus a stainless-steel sink beneath a leaded window. Patterned tiles run underfoot and there is plenty of space for a dining table, while a glazed door opens directly to the garden for easy access.





## The living room

The inviting living room forms the heart of the home for relaxation and entertaining. A wide front-facing window with decorative leaded panes provides a striking focal point and a deep recessed alcove offers scope for media or display. Period coving trims the ceiling and the generous proportions comfortably accommodate seating arrangements.





## The primary bedroom

The primary bedroom provides a private retreat at the end of the day. It benefits from a full wall of fitted mirrored wardrobes and a wide leaded window framing a pleasant outlook. Built-in corner shelving enhances storage options while leaving ample space for a large bed and additional furnishings.



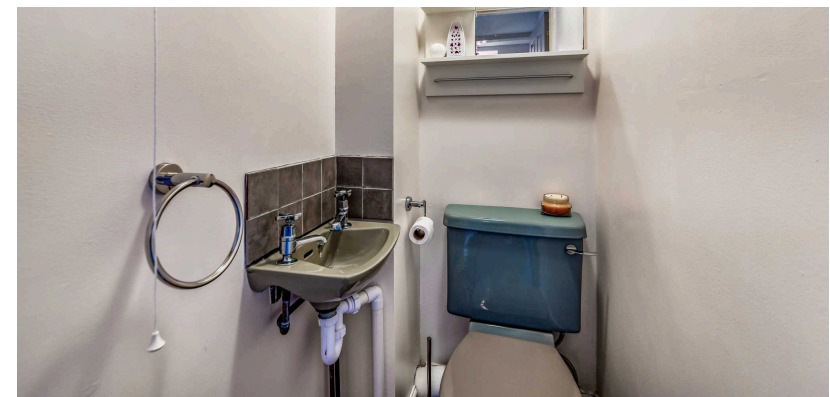
## The second bedroom

The second bedroom is a comfortable double or generous single room. A trio of leaded windows overlooks the front of the home and a contemporary geometric pendant light adds character. Neutral walls create a blank canvas and there is space for a bed and freestanding furniture.



## The bathroom

Serving both bedrooms, the family bathroom is finished in a modern style. A deep bath with shower over and a clear glass screen sits against large grey wall tiles. A compact vanity unit with basin and chrome fittings maximises the floor area, complemented by a chrome towel rail. A separate WC is located across the landing, fitted with a wash basin and WC for added convenience.





## The garden

To the rear, the low-maintenance garden extends the living space outdoors. It is mainly gravelled with a paved path and includes a timber shed and is enclosed by fencing with a gate for rear access.





## The driveway and parking

At the front of the home, a generous driveway provides off-road parking. The gravelled surface is bordered by timber fencing and a low brick planter with shrubs. There is space for multiple vehicles, with direct access to the front door.

## Location

This home enjoys a convenient setting within Evesham, a historic Worcestershire market town. The area offers a variety of shops, supermarkets and everyday amenities, along with leisure facilities and green open spaces. Families have access to primary and secondary schooling within the town and there are further educational options in the surrounding villages. Commuters benefit from road links to Worcester, Cheltenham and the wider region, with rail services available from Evesham station. The picturesque countryside of the Vale of Evesham provides opportunities for walking and outdoor pursuits.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

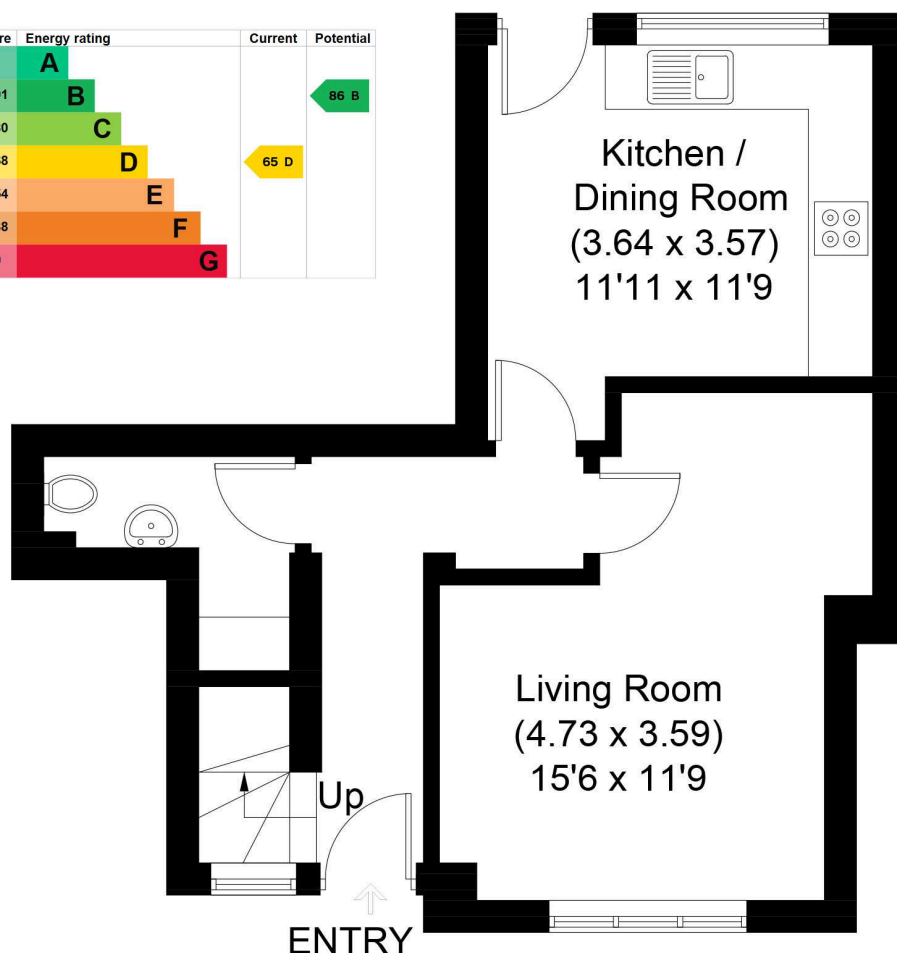
The Council Tax for this property is Band B.



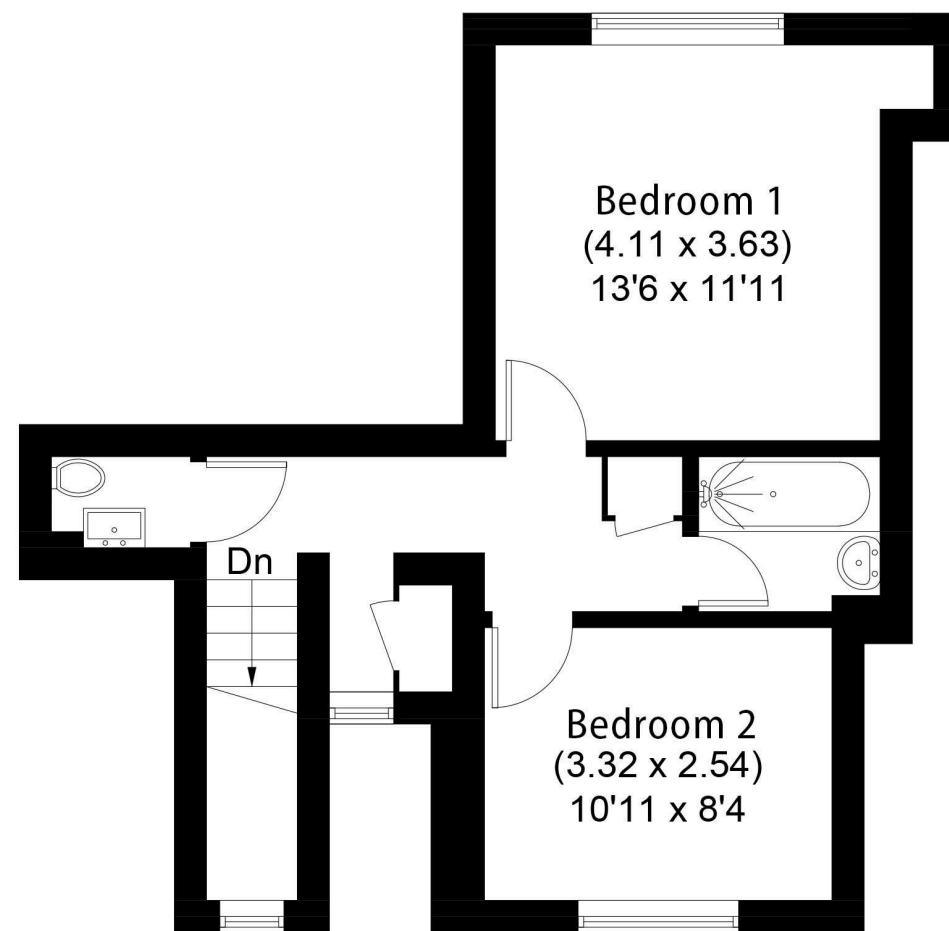
# Burlingham Court

Approximate Gross Internal Area  
 Ground Floor = 39.3 sq m / 423 sq ft  
 First Floor = 36.8 sq m / 396 sq ft  
 Total = 76.1 sq m / 819 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



## Ground Floor



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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