



2 Montfort Street, Evesham, WR11 3BY

Offers in excess of £200,000





2 Montfort Street

Evesham, WR11 3BY

- Mid-terrace home in the popular Bengeworth area
- Well-proportioned and deceptively spacious
- Fitted kitchen with direct access to the rear garden
- Enclosed rear garden
- Conveniently located for Evesham town centre, local schools and transport links
- Three bedrooms
- Lounge/dining room
- Ground floor bathroom with bath and separate shower
- Ideal purchase for first-time buyers, families or investors

Situated on Montfort Street in the ever-popular Bengeworth area of Evesham, this well-presented three-bedroom mid-terrace home offers deceptively spacious accommodation, a generous rear garden, and excellent potential for a range of buyers, from first-time purchasers through to growing families.

The property is entered via a useful porch, providing a practical space for coats and shoes before leading into a welcoming front lounge. This well-proportioned room benefits from a large window allowing plenty of natural light, and flows seamlessly through to the dining room beyond. The dining area offers ample space for a family table and entertaining, creating a sociable layout that works well for both everyday living and hosting.

To the rear of the property, the kitchen is fitted with a range of wall and base units, with worktop space and room for appliances. A door leads directly out to the garden, making it convenient for outdoor dining and day-to-day use. The ground floor is completed by a family bathroom, fitted with a bath, separate shower, wash hand basin, and WC.

Upstairs, the property offers three bedrooms, including a particularly spacious main bedroom with plenty of room for additional furniture. The second bedroom is another comfortable double, while the third bedroom provides a versatile space, ideal as a child's room, home office, or dressing room depending on individual needs.

Externally, the property continues to impress with a generous rear garden, mainly laid to lawn with a patio seating area—perfect for relaxing or entertaining during the warmer months. To the front, the property benefits from a low-maintenance garden set behind a brick wall, adding to the property's kerb appeal.

The property is ideally positioned within easy reach of Evesham town centre, local schools, and a range of amenities, as well as offering good access to transport links for commuting.



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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 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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

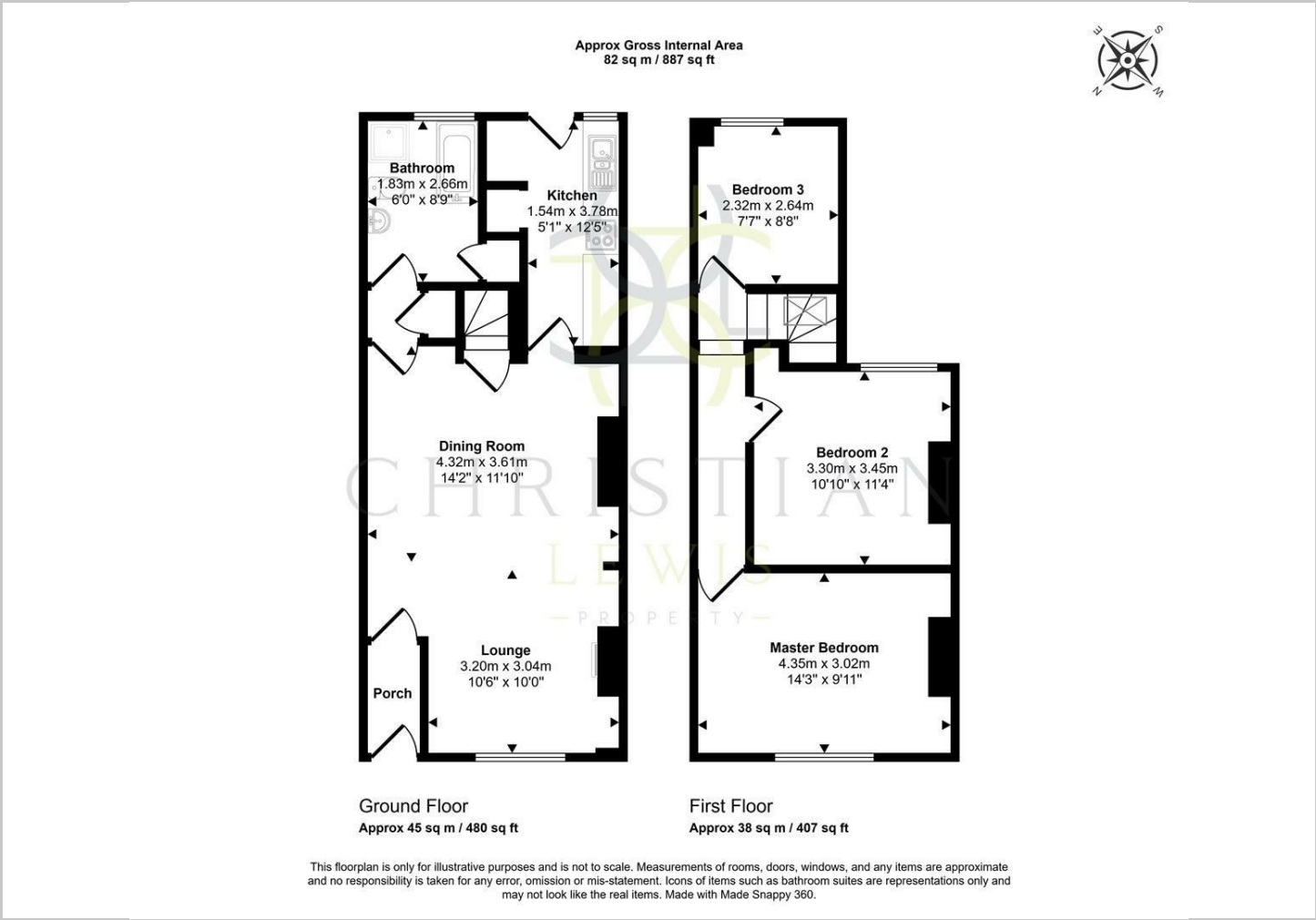
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



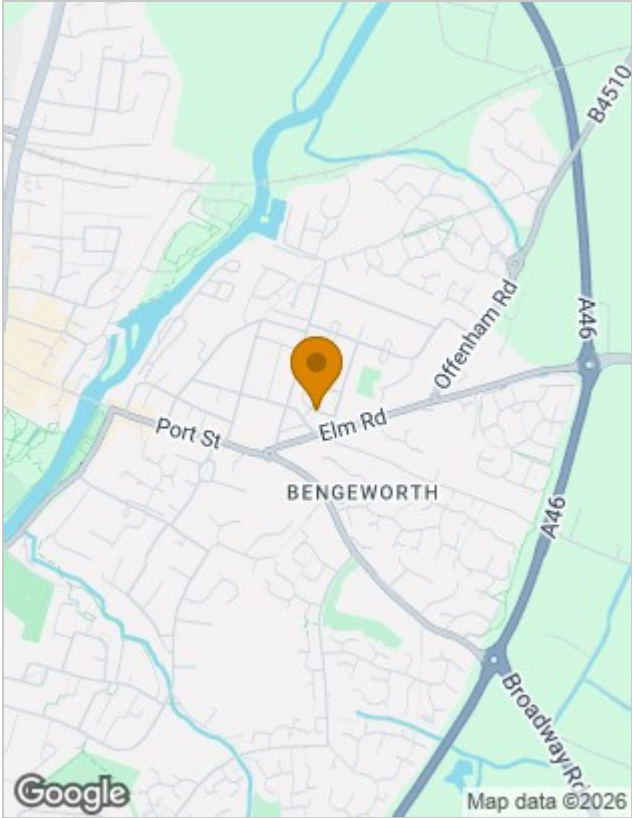
Viewing

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.

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Location Map



Energy Performance Graph

