



3A Barnards Close, Evesham, WR11 1JD

Offers in excess of £300,000



CHRISTIAN  
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PROPERTY



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# 3A Barnards Close

Evesham, WR11 1JD

- Brand new three bedroom detached home
- Ample parking to the front
- Close to amenities and the local school
- Nearing completion shortly

A BRAND NEW DETACHED FAMILY HOME, NEARING COMPLETION VERY SOON

A beautifully designed, brand-new detached home offering modern comfort and energy-efficient living. This individually built three-bedroom property is ideally situated close to local amenities, shops, and the nearby school—making it perfect for families or professionals seeking convenience and contemporary style. Currently in the final stages of completion, this home presents a rare opportunity to purchase a completely new build requiring no additional work, ready to move straight into and enjoy.

The ground floor features a welcoming entrance hall, a spacious living room ideal for relaxation or entertaining, a modern open-plan kitchen and dining area with ample space for family meals, and a convenient downstairs W/C. Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom with its own stylish ensuite shower room, alongside a modern family bathroom finished to a high standard.

Outside, the property benefits from a large private driveway providing off-road parking for several vehicles, and a good-sized rear garden mainly laid to lawn—perfect for children, pets, or outdoor entertaining.



## 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.

## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Waiting to be banded

EPC Rating: TBC

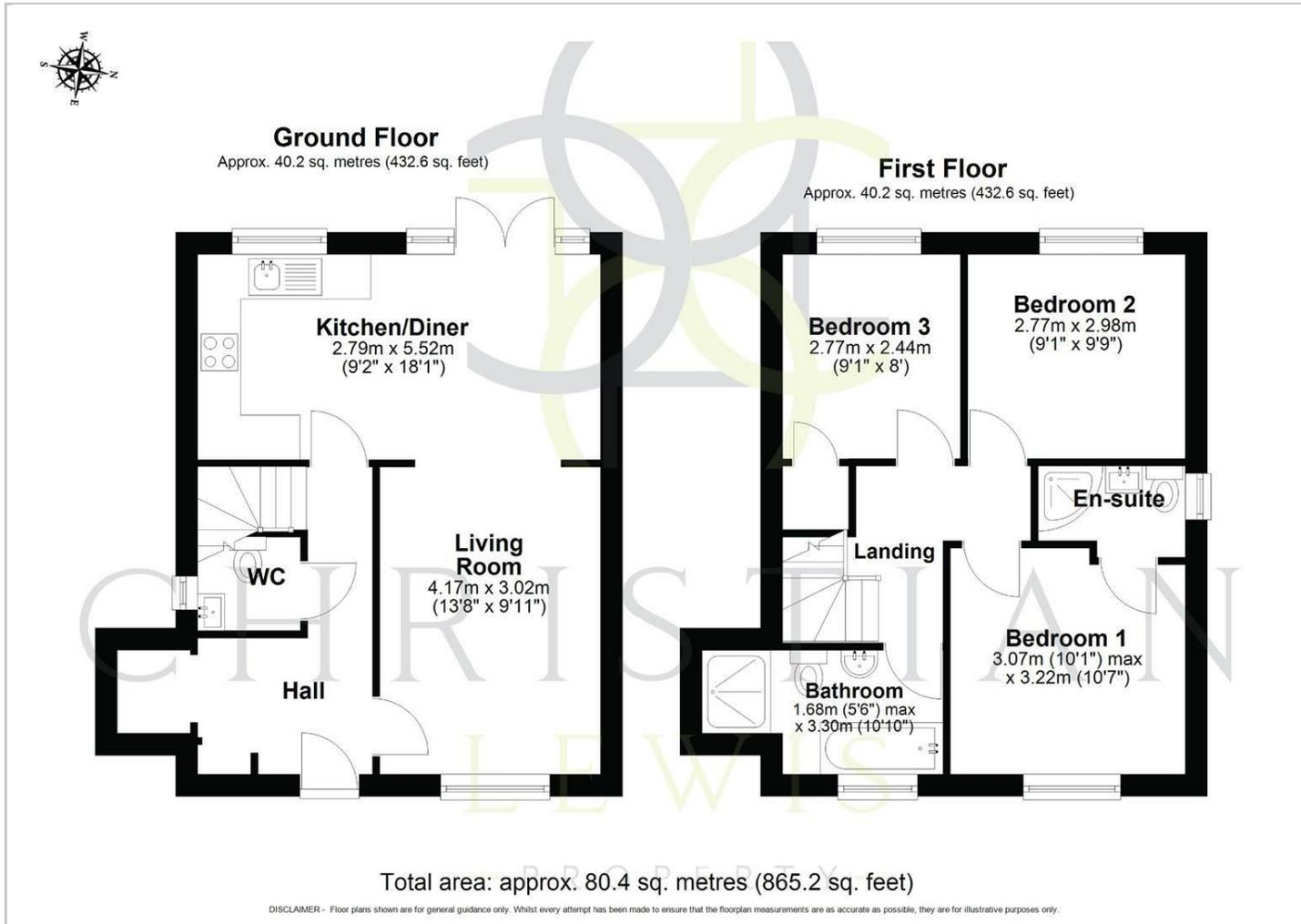






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## Floor Plans



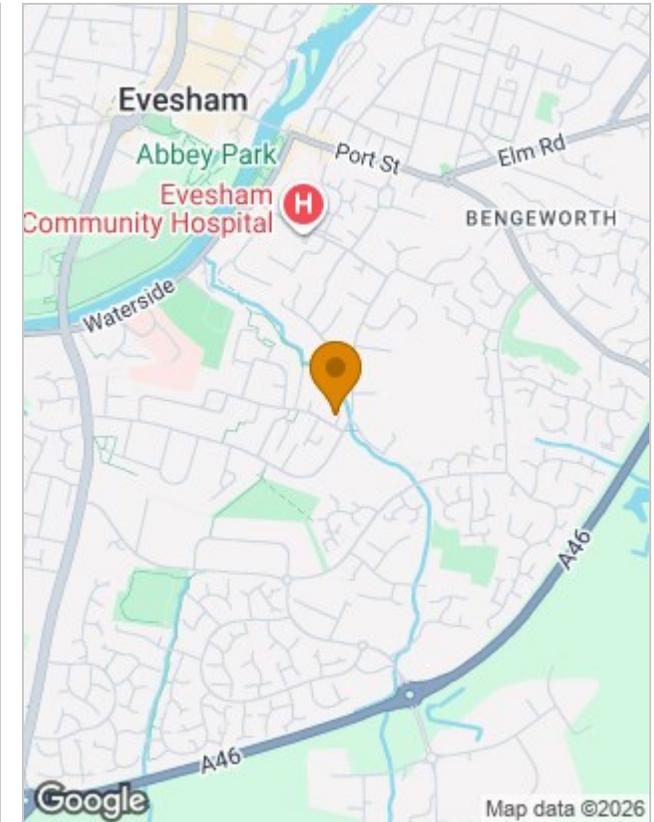
## Viewing

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		