



28 Deacle Place, Evesham, WR11 3DE

Offers over £220,000









# 28 Deacle Place

Evesham, WR11 3DE

- Offered to the market with no onward chain
- Practical and well-balanced accommodation
- Kitchen/diner with breakfast bar
- Convenient location
- Well-presented three bedroom family home
- Ground floor bathroom
- Spacious and private rear garden
- Ideal for first-time buyers, families or investors

This well-presented three-bedroom home offers comfortable and well-balanced accommodation ideally suited to family life. Arranged over two floors, the property provides practical living space with well-proportioned rooms that cater well to everyday living. Located in the Bengeworth area of Evesham, the property is offered to the market with no onward chain.

The ground floor comprises an entrance hall leading into a front living room, providing a comfortable and well-defined reception space. To the rear, there is a kitchen/diner offering a functional layout with ample worktop surfaces and cupboard storage, further enhanced by the addition of a breakfast bar. A ground floor bathroom completes the downstairs accommodation.

To the first floor, the property benefits from three bedrooms, including a generous principal bedroom, a further good-sized second bedroom, and a third bedroom which would suit use as a child's room, home office, or dressing room. The landing provides access to all rooms.

To the rear, the property enjoys a spacious and private garden arranged in clearly defined sections. Immediately off the house is a generous paved patio area, ideal for outdoor seating and entertaining, complemented by a covered structure providing shelter and year-round usability. Beyond this, the garden opens out to a lawned area, with a shed and greenhouse positioned to the rear, offering useful storage.

The property is conveniently located for access to local amenities, schools, and Evesham town centre, making it a practical option for first-time buyers, investors, or those seeking a well-laid-out family home. Early viewing is recommended to appreciate the accommodation on offer.



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## (SALES) 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:** C

## (SALES) 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.



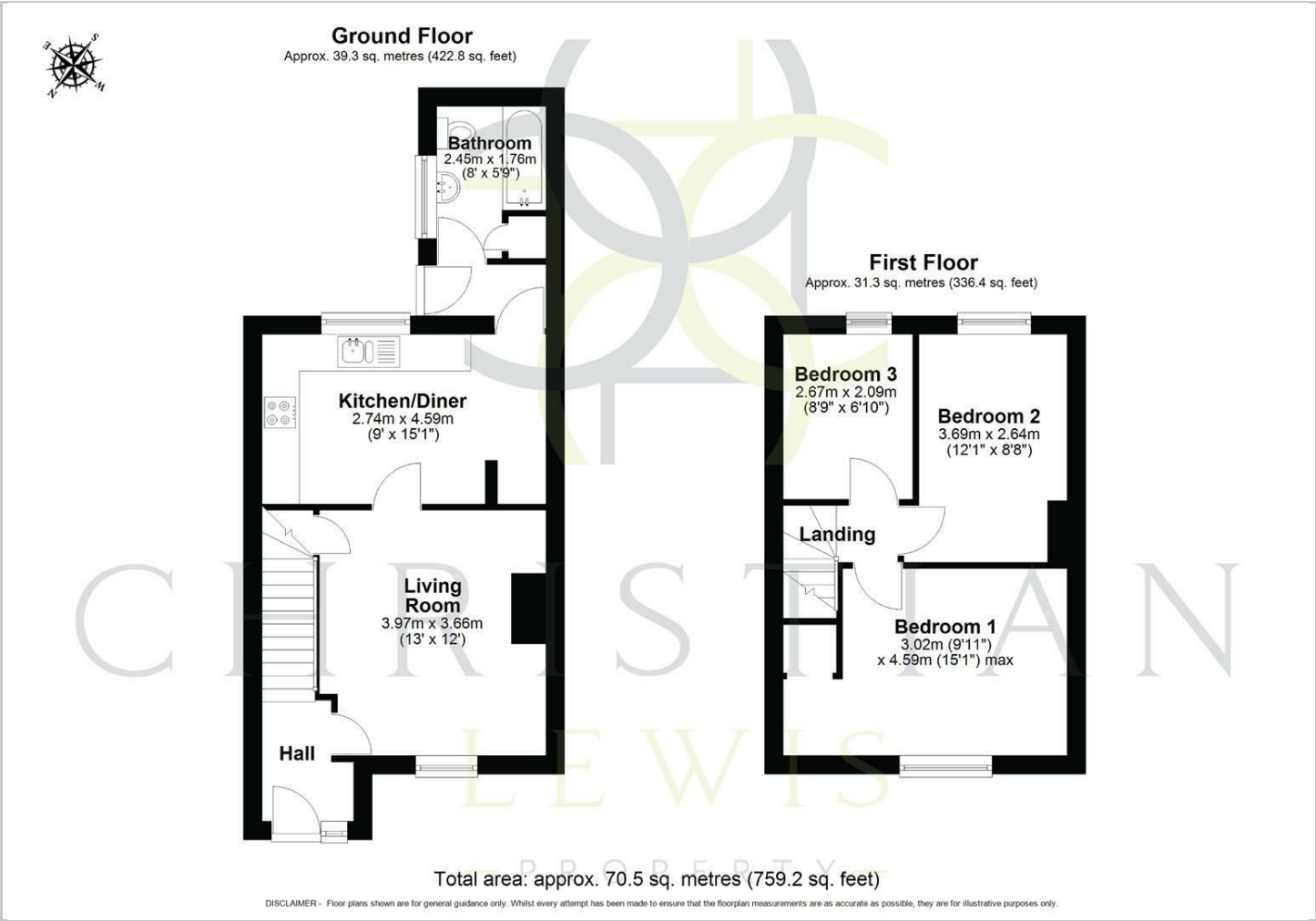






CHRISTIA  
LEWIS

Floor Plans



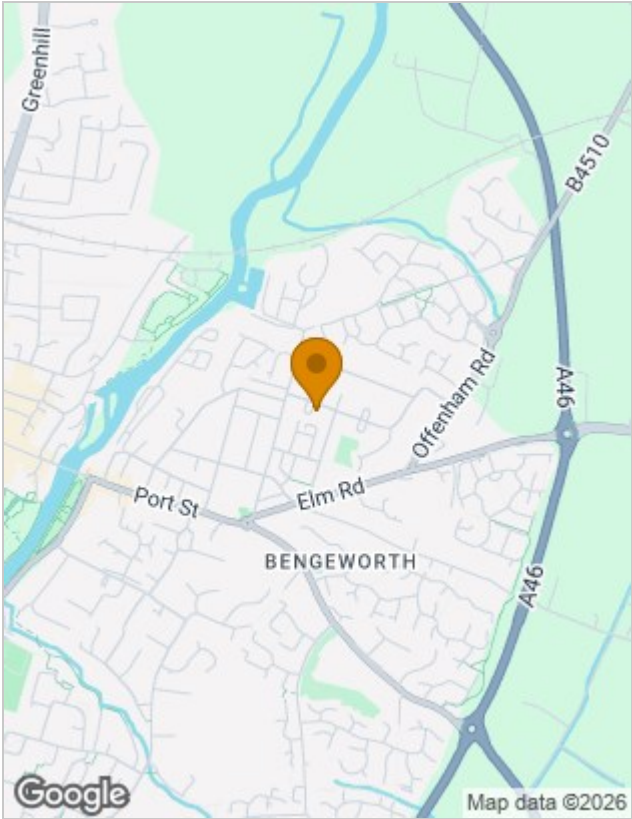
Viewing

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.

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Location Map



Energy Performance Graph

