



Oaklands Laurels Road, Evesham, WR11 8RE

Offers over £300,000

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Oaklands Laurels Road

Evesham, WR11 8RE

- A non estate detached home offering tremendous potential and scope
- Calling all buyers after a project
- Three double bedrooms
- Parking plus garage
- In the heart of Offenham
- Large plot

Oaklands presents an exciting opportunity to acquire a spacious home with excellent potential, offering the perfect canvas for a buyer looking to create and personalise their ideal property.

Occupying a desirable non-estate position, the property enjoys a sense of privacy and individuality while benefiting from generous internal accommodation and a mature rear garden. Although requiring modernisation throughout, the property offers superb scope for improvement and extension potential (subject to the necessary planning permissions), making it an ideal purchase for families, investors, or buyers seeking a long-term project with significant upside.

The accommodation briefly comprises an entrance porch leading into a spacious lounge/dining room, providing an excellent entertaining and family living space. In addition, there is a further versatile reception room which could be utilised as a sitting room, home office, playroom, or snug. The kitchen/diner offers ample space for redesign and reconfiguration, complemented by a separate utility area and convenient ground floor W.C.

To the first floor, the property boasts three well-proportioned double bedrooms along with a family bathroom. Externally, the property benefits from off-road parking, a single garage, and a beautifully stocked rear garden featuring a variety of mature shrubs and planting, creating a private and established outdoor space with excellent potential for landscaping and entertaining.

Offering fantastic possibilities in a sought-after setting, Oaklands is a rare opportunity for purchasers looking to modernise and add value to a property with genuine long-term potential.



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 D

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.

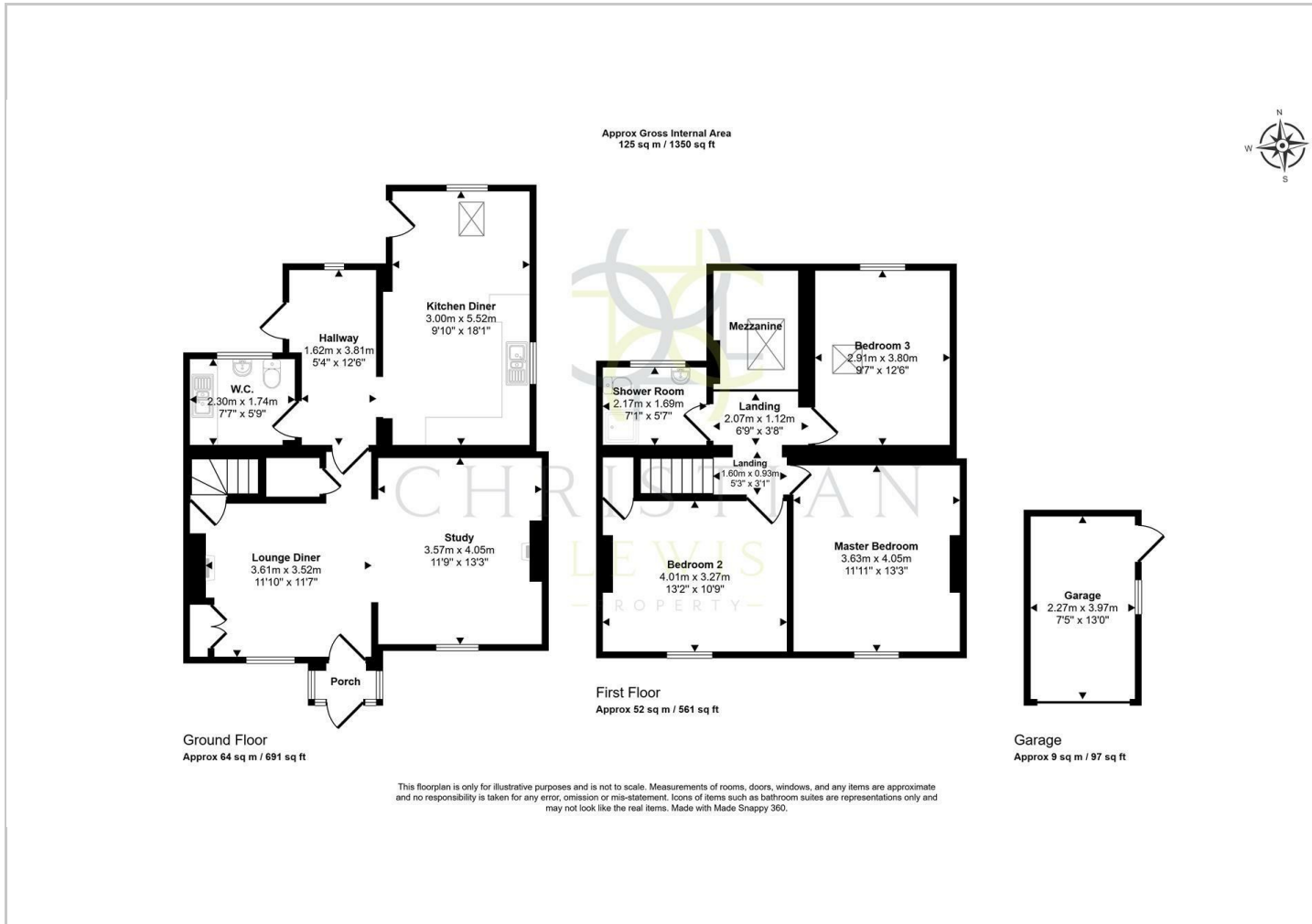
Please inform us if you become aware of any information being inaccurate.







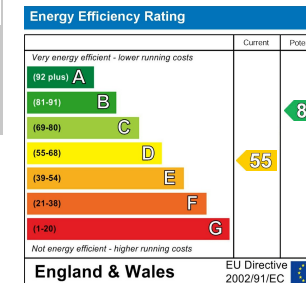
Floor Plans



Location Map



Energy Performance Graph



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.