



122 Cheltenham Road
Evesham, WR11 2LJ

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A well arranged three bedroom home with generous living space, established garden and substantial garage.

- Spacious and thoughtfully arranged family home
- Open plan living and dining room with adjoining snug
- Fully enclosed garden with decked seating area and access to the outbuilding
- Ample driveway parking and garage, with an additional adjoining workshop area, offering flexible storage or workspace.
- Convenient position within Evesham close to local amenities, schooling and transport links

This well proportioned home offers flexible accommodation across two floors, with an open plan living and dining room, kitchen and breakfast room, snug and utility with cloakroom to the ground floor. Upstairs are three double bedrooms including a principal bedroom with a Juliet balcony and en suite, alongside a family bathroom. Outside, the property benefits from an enclosed garden, driveway parking and a substantial garage.

1651 sq ft (153.4 sq m)





The kitchen and breakfast room

Forming the heart of the home, this kitchen and breakfast room provides a practical space for everyday cooking and dining. Fitted cabinetry runs along the perimeter and there is defined space for a breakfast table, with direct access through to the adjoining living accommodation. From here, an additional room combines practical laundry provision with a cloakroom. The layout includes space for appliances and a wash basin with WC. Located off the hall, it offers convenience for day to day use and for guests.





The living and dining room

This generous reception space serves as the main area for relaxation and entertaining. Created from two former rooms, it now offers an open arrangement with ample room for seating and dining areas. A bay window to the front elevation and sliding doors to the rear establish a connection with both aspects of the house.







The snug

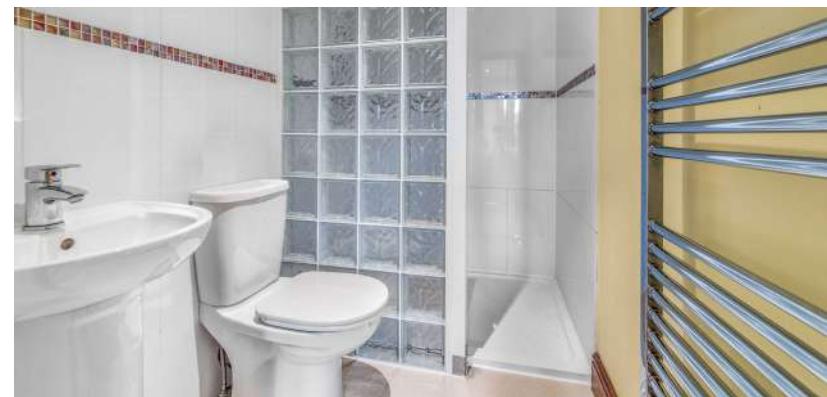
Providing a more intimate area, the snug offers flexibility as a sitting room, study or dining space. Positioned alongside the kitchen, it offers a clear relationship with the main living accommodation, allowing it to function as either a separate retreat or an extension of the family space.





The primary bedroom and en suite

Occupying a prominent position on the first floor, the principal bedroom provides a well balanced double room. Double doors open out to a Juliet balcony and there is space for freestanding furniture. The adjoining en suite includes a shower enclosure, wash basin and WC, arranged for privacy and practicality.





The second bedroom

A comfortable double bedroom overlooking the rear of the property. Its proportions allow for a range of bedroom furnishings, with two built-in wardrobes adding further convenience. A window to the rear elevation provides outlook across the garden.





The third bedroom

Also positioned on the first floor, this further double bedroom offers versatility for family use or guests. The room benefits from a window to the front elevation and is arranged to accommodate additional furniture comfortably.



The bathroom

The family bathroom is fitted with a bath and handheld shower head, wash basin and WC. The layout provides functional space for daily routines and is located centrally off the landing for ease of access. A storage cupboard and heated towel rail complete the space.



The garden

To the rear, the garden is fully enclosed and arranged to provide a combination of lawn and decked seating area. Sliding doors from the living space open onto the decking, creating a natural extension for outdoor dining and entertaining. From here, there is access to the garage and adjoining workshop area.







The driveway and parking

To the front and side of the property there is ample driveway parking leading to a substantial garage. The garage provides additional storage or workshop space, with an attached space to the rear, offering further flexibility of use.

Location

Cheltenham Road is situated within the market town of Evesham, which offers a range of everyday amenities including shops, supermarkets, leisure facilities and schooling. The town provides rail connections and road links to surrounding centres, making it well placed for both local travel and commuting. Open countryside lies within easy reach, offering opportunities for walking and outdoor pursuits, while the town centre remains accessible for day to day needs.

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 Three, EE, Vodafone and O2 (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 D



Cheltenham Road

Approximate Gross Internal Area

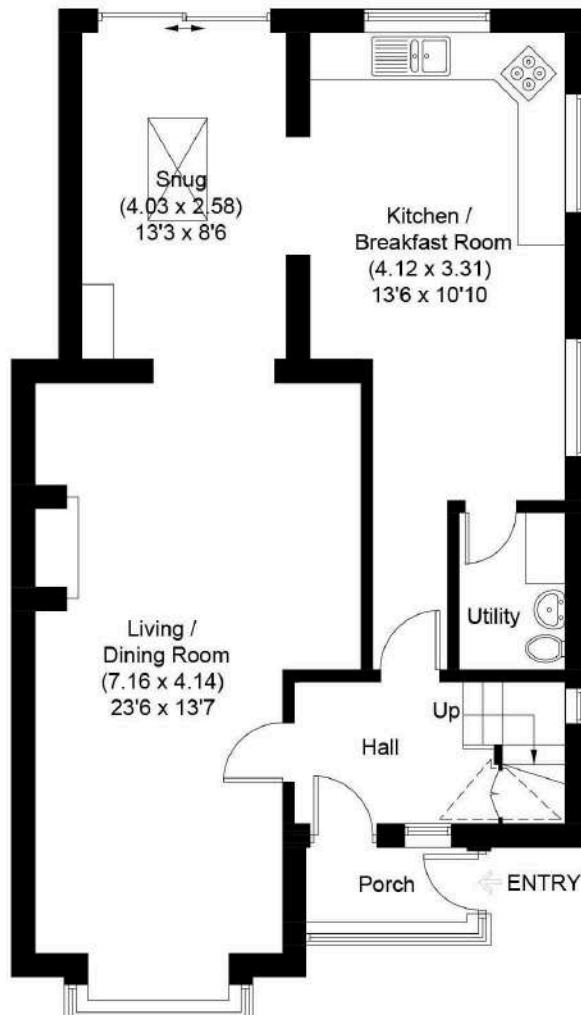
Ground Level = 74.8 sq m / 805 sq ft

First Level = 57.7 sq m / 621 sq ft

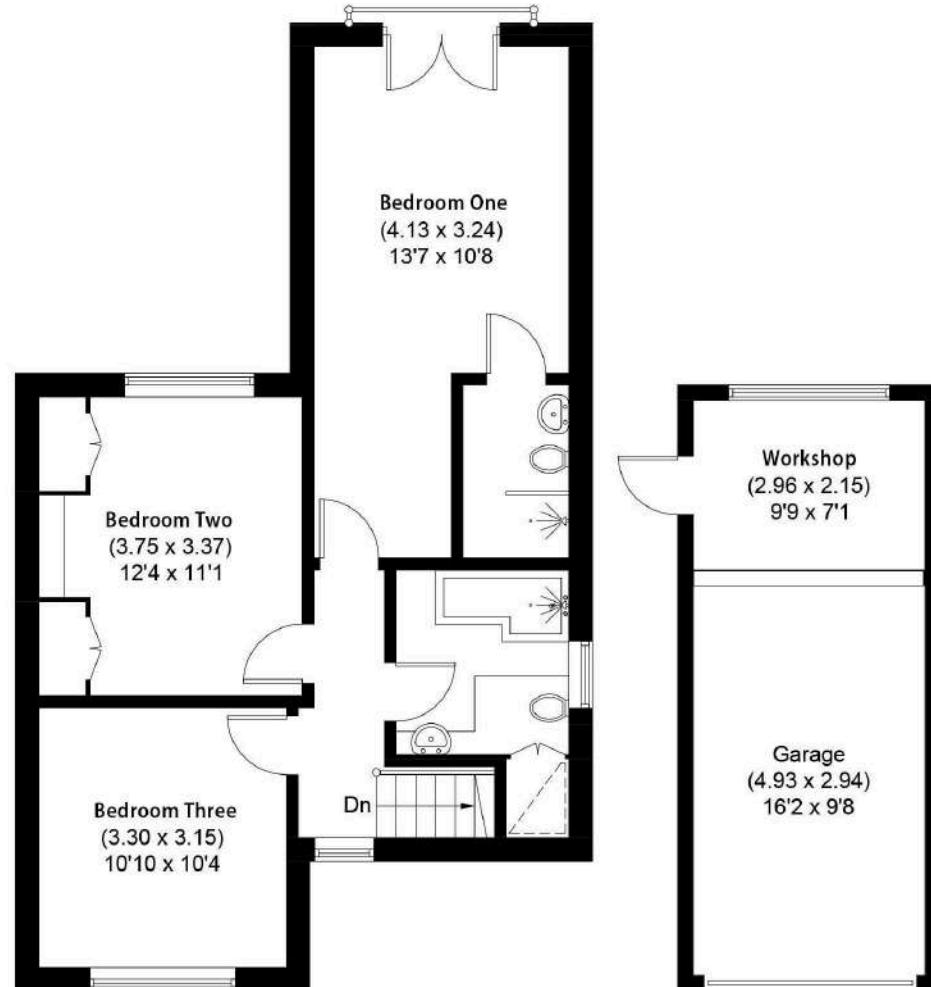
Outbuildings = 20.9 sq m / 225 sq ft

Total = 153.4 sq m / 1651 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Level



First Level

(Not Shown In Actual Location / Orientation)



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