



6 Brookside, Evesham, WR11 2ND

Asking price £270,000









# 6 Brookside

Evesham, WR11 2ND

- A character bursting full of character and charm
- Two bedrooms, two reception rooms
- Secluded garden
- Close to amenities

## A COTTAGE BURSTING WITH CHARACTER IN A UNIQUE POSITION

A charming Grade II Listed cottage occupying a peaceful and tucked-away position, whilst remaining conveniently within walking distance of Evesham town centre and its wide range of shops, cafés, restaurants, and local amenities. Sympathetically restored and thoughtfully enhanced by the current owner, this delightful home effortlessly combines period character with modern comforts and must be viewed to fully appreciate the space, charm, and wealth of original features on offer.

The accommodation begins with a welcoming entrance porch leading into a cosy and characterful lounge, featuring an abundance of charm and providing the perfect space for relaxation. The well-appointed kitchen/dining room offers ample room for both everyday living and entertaining, while retaining the cottage's traditional appeal. Further enhancing the ground floor is a versatile snug, ideal as a second reception room, home office, reading room, or occasional guest space. A spacious family bathroom completes the ground floor accommodation.

To the first floor are two well-proportioned bedrooms, both enjoying attractive character features in keeping with the age and style of the property. A convenient first-floor WC serves the upstairs accommodation.

Externally, one of the property's most impressive features is its beautifully maintained rear garden. Generous in size and offering a high degree of privacy, the garden provides the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing and enjoying the tranquil surroundings. Backing directly onto open countryside, the outdoor space enjoys a wonderful sense of seclusion and uninterrupted views, creating an idyllic environment for those who appreciate both nature and privacy.



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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 C

EPC Rating E

Grade II listed

### 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.

### 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.

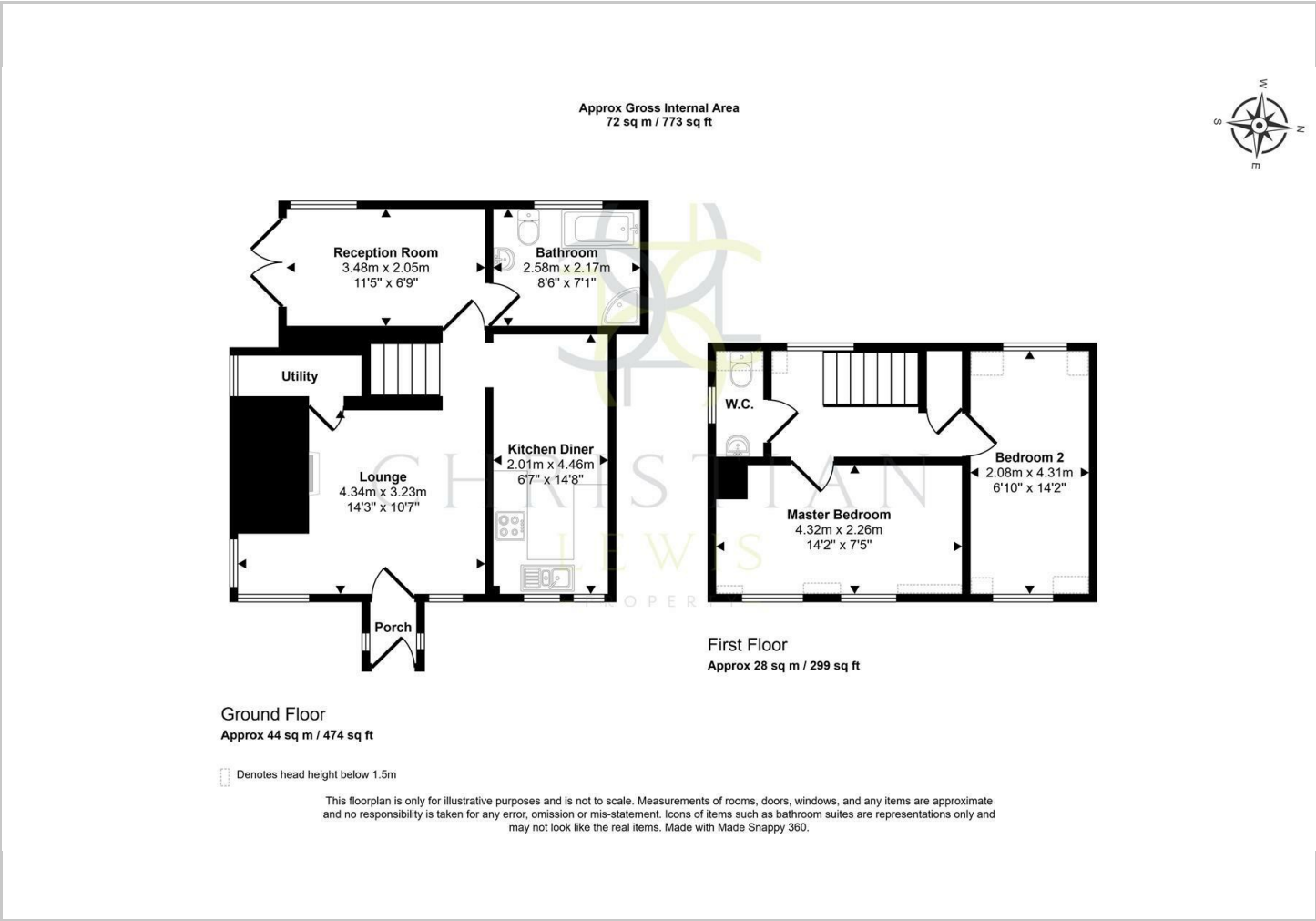








Floor Plans



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

