



22 Robins Corner, Evesham, WR11 4RJ

Offers over £250,000





# 22 Robins Corner

Evesham, WR11 4RJ

- A great value townhouse
- Three bedrooms
- Parking plus garage
- Garden

Situated in the popular market town of Evesham, this well-presented three-bedroom semi-detached town house offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families, professionals, or those seeking flexible living space.

The ground floor welcomes you via an entrance hall, providing access to a convenient downstairs cloakroom/WC. The well-appointed kitchen/breakfast room offers ample space for everyday dining and meal preparation, while the separate dining room provides an excellent setting for family meals and entertaining guests.

On the first floor, the generous sitting room creates a comfortable and inviting living space, benefiting from plenty of natural light. This floor also accommodates the second bedroom, which could alternatively be utilised as a guest room, home office, or study.

The second floor comprises the impressive principal bedroom, complete with its own en-suite shower room, offering a private retreat. A further bedroom and the family bathroom complete the accommodation on this level.

Additional benefits include double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Externally, the property enjoys an enclosed rear garden, ideal for relaxing or outdoor entertaining, together with a garage and off-road parking, providing convenient and secure vehicle accommodation.

This attractive home combines practical living space with a desirable location and early viewing is highly recommended to fully appreciate all that it has to offer.

Offers over £250,000



## 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 C

Estate charges apply

## 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.

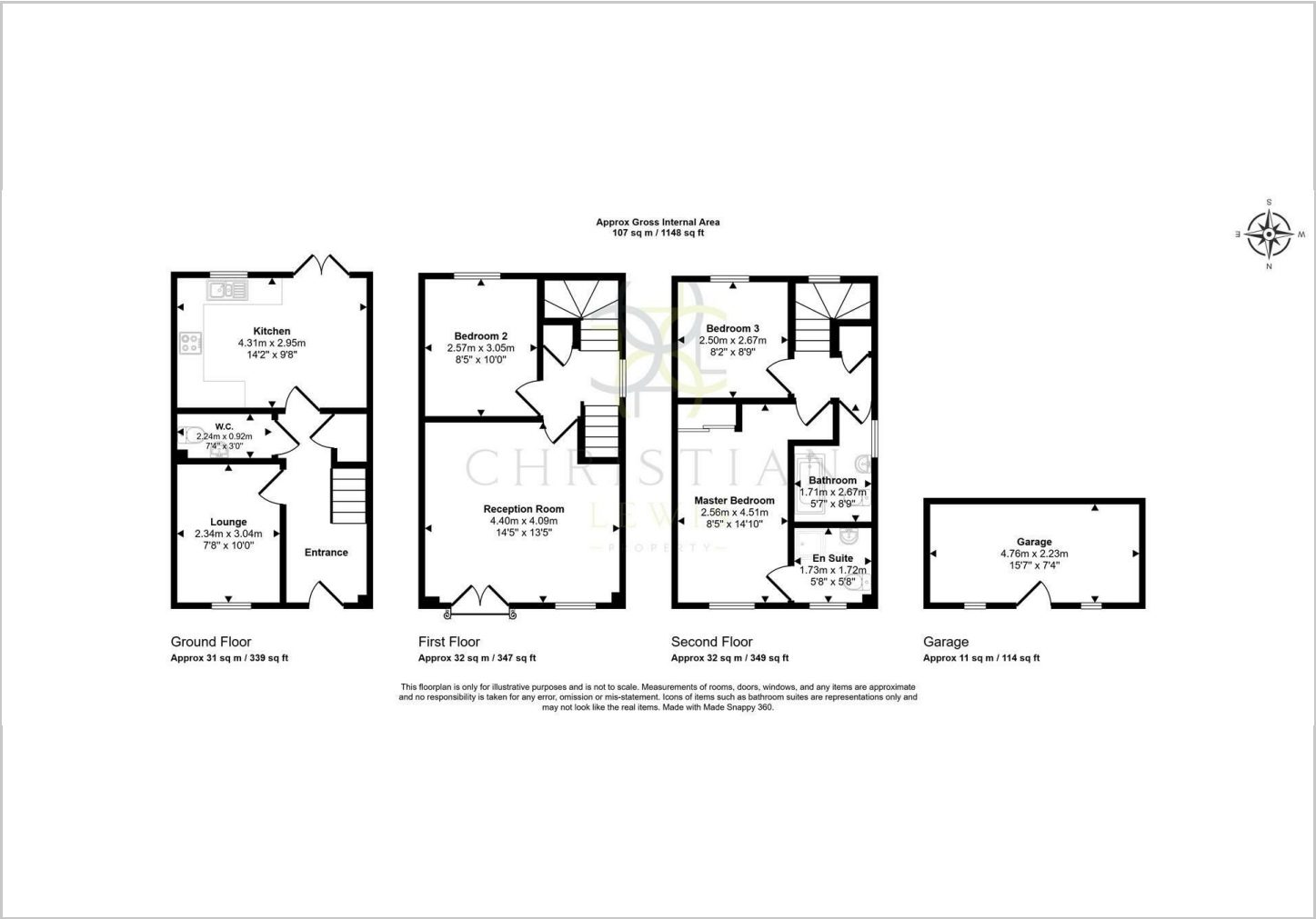
Please inform us if you become aware of any information being inaccurate.



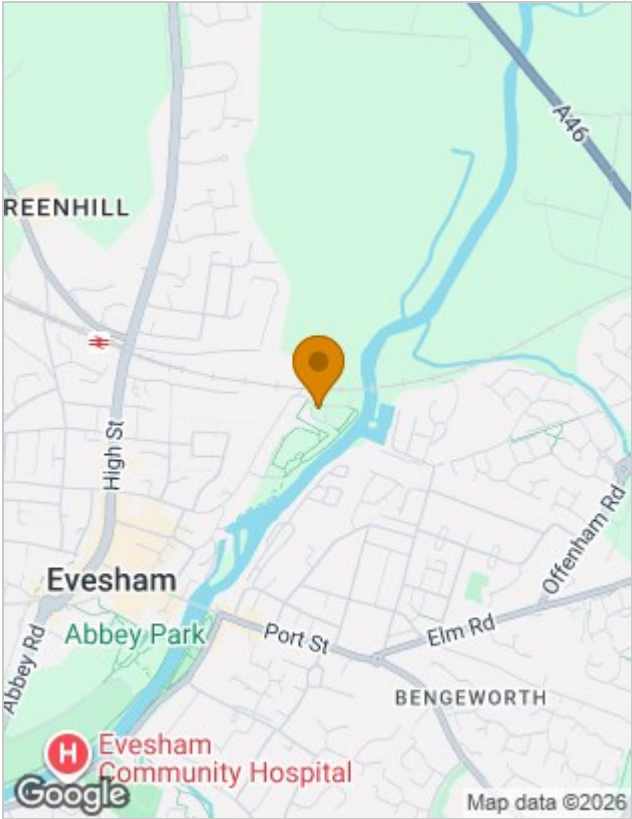




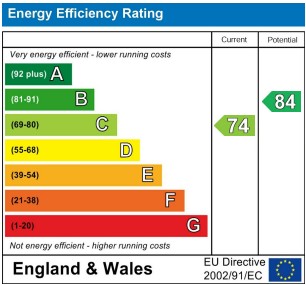
Floor Plans



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.