



10 Wood End, Evesham, WR11 1XL

Guide price £285,000






CHRISTIAN
LEWIS

10 Wood End

Evesham, WR11 1XL

- Chain-Free
- Flexible 3/4 Bedroom House
- Kitchen with Adjoining Utility Room
- Principal Bedroom with En-Suite
- Located in a Popular Residential Area
- Spacious Accommodation
- Downstairs WC
- Garage and Off-Road Parking

Situated within the popular residential area of Wood End, Evesham, this well-presented house offers flexible and generously proportioned accommodation, ideal for modern family living or those requiring adaptable space for home working or guests.

The property is approached with a welcoming entrance hall, providing access to a ground floor WC and staircase rising through the home. To the front, a dining room enjoys ample natural light with bay window, while to the rear sits a well-appointed kitchen fitted with a range of units and worktop space. A useful utility room adjoins the kitchen, offering additional storage and practicality, with access to the rear of the property.

The first floor is arranged around a central landing and features a spacious living room positioned at the front of the house. This room is particularly versatile and could equally serve as an additional double bedroom if required, making the property a potential four-bedroom home. Also on this level is a further well-proportioned bedroom and a family bathroom.

The second floor comprises two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room, along with a further landing area that provides a sense of separation and privacy.

Externally, the property is complemented by a garage, offering secure parking or additional storage, with further off-road parking available. Wood End is a well-regarded location within Evesham, conveniently placed for access to local amenities, schools, and transport links, while also being within easy reach of the town centre.

Early viewing is highly recommended to fully appreciate the space, versatility, and location this home has to offer. For further information or to arrange your viewing, please contact us today to avoid missing out on this excellent opportunity.



(SALES) Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

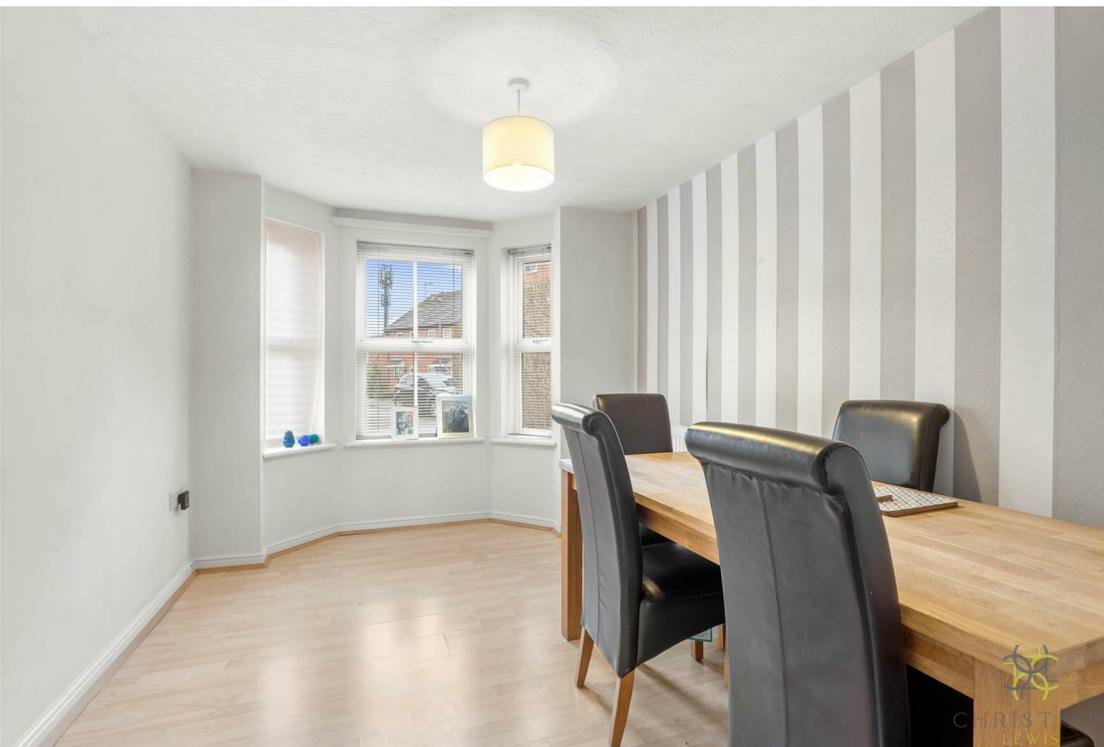
Council Tax Band: We understand that the Council Tax Band for the property is Band D

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.



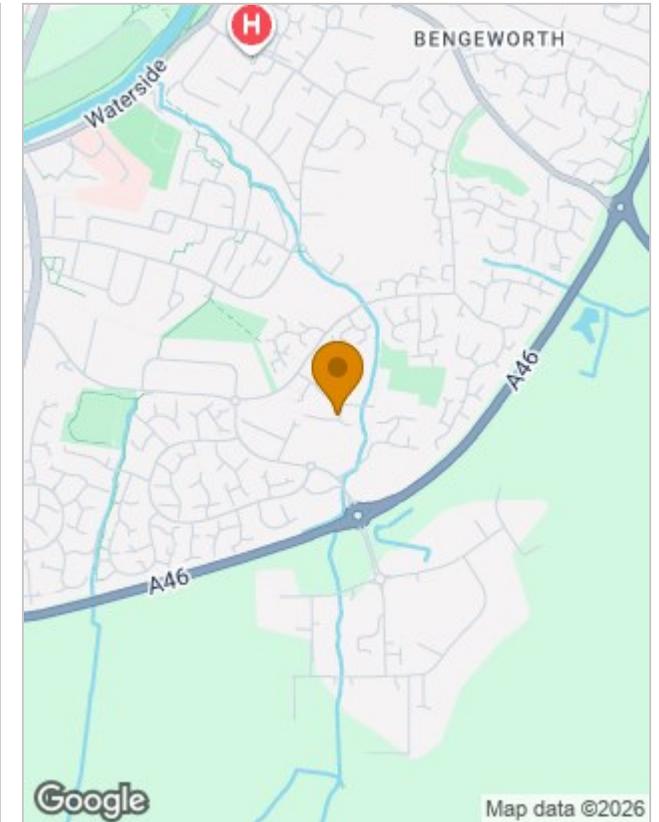




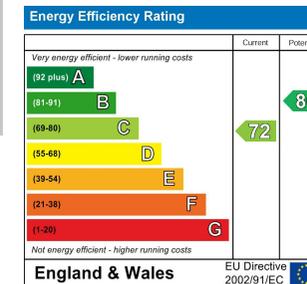
Floor Plans



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.