36 Princess Road, Evesham, WR11 4QG

Offers over £500,000

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CHRISTIAN LEWIS PROPERTY

# 36 Princess Road

## Evesham, WR11 4QG

- A beautifully presented period property with a wonderful modern extension
- Refurbished to a high standard throughout
- Two reception rooms
- Four bedrooms, two bathrooms
- Single garage and secure gated parking
- Utility and downstairs w/c

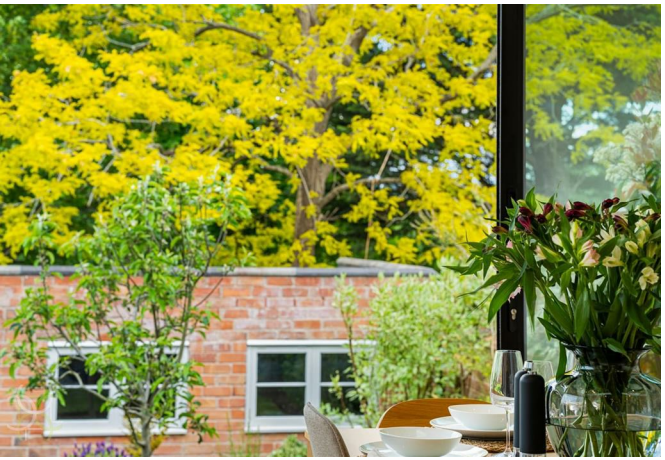
A SENSATIONAL PERIOD HOME WITH A MODERN SINGLE STOREY GLASS EXTENSION TO THE REAR

For buyers seeking a home that effortlessly combines period charm with contemporary style, this exceptional double-fronted property presents a rare opportunity. Beautifully blending character, space, and high-quality modern finishes, the home has been thoughtfully and lovingly refurbished by the current owners to an exacting standard throughout. Offering an abundance of warmth, elegance, and practicality, this is a property that truly must be viewed in person to be fully appreciated.

The accommodation is both spacious and versatile, beginning with an inviting entrance hall that sets the tone for the rest of the home. There are two beautifully presented reception rooms, ideal for both relaxing and entertaining, each retaining a wealth of character and charm. At the heart of the property is a stunning handmade fitted kitchen with a dining area, thoughtfully designed to provide both style and functionality, creating the perfect space for modern family living. A separate utility room, cellar and ground floor WC add further convenience.

To the first floor, the property offers four well-proportioned bedrooms, including an impressive principal bedroom complete with its own ensuite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with secure gated parking to the rear, a detached single garage/workshop offering excellent storage or hobby space, and beautifully landscaped rear gardens providing a private and tranquil outdoor setting ideal for entertaining or enjoying family time.



Offers over £500,000

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 D

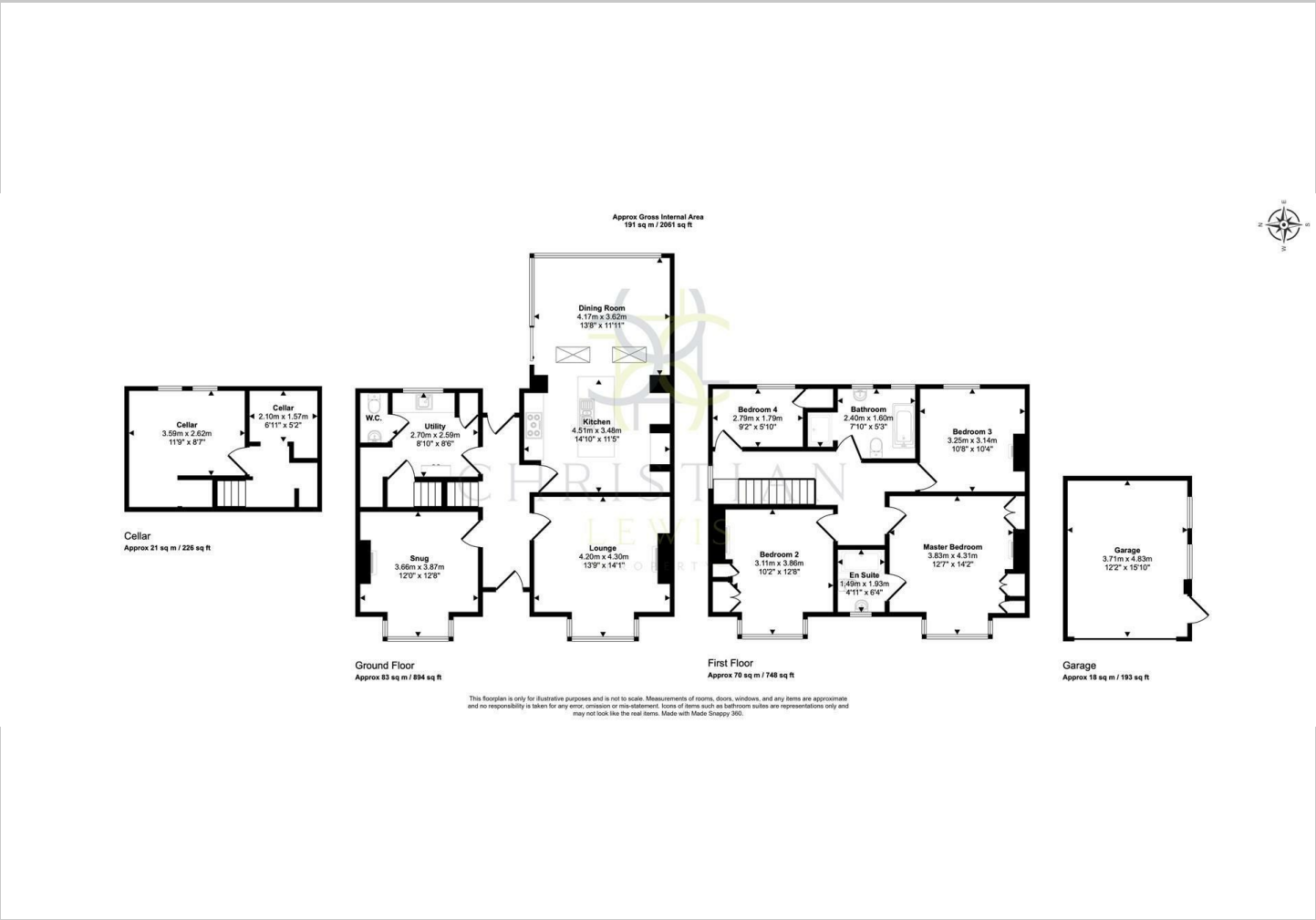
DISCLAIMER

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.

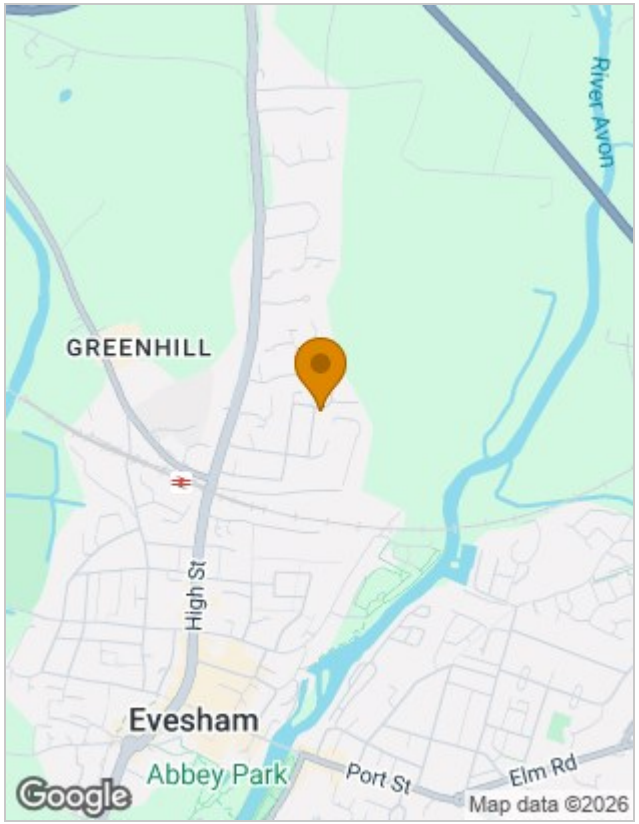
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

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

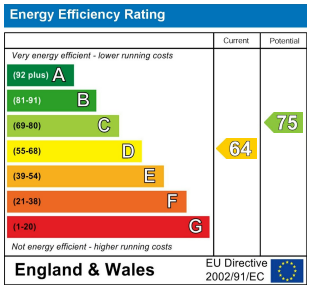
## Floor Plans




## 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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk