



40 Burlingham Avenue

, Evesham, WR11 3EF

£1,400 Per month




CHRISTIAN
LEWIS
—PROPERTY—

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, Evesham, WR11 3EF

A beautifully presented three-bedroom semi-detached home available to let, ideally located on the sought-after Burlingham Avenue on the outskirts of the popular market town of Evesham.

Finished to a high standard throughout, the property offers spacious and well-maintained accommodation comprising: an inviting entrance hall, a bright front reception room with a large bay window and feature fireplace, and an open-plan kitchen/dining area complete with a modern fitted kitchen and additional fireplace, with access to both the side lobby and rear garden. The side lobby includes a utility area and W.C., with a further door to the garden.

Upstairs, the property provides two generous double bedrooms, a good-sized single bedroom, and a stylish, modern family bathroom.

Externally, the home benefits from a private driveway offering off-road parking for two to three vehicles. The large, mature rear garden provides plenty of outdoor space, ideal for families or entertaining.

Offered on an unfurnished basis and available for immediate occupancy, this property is ideal for tenants seeking a well-appointed home in a desirable location. Early viewing is highly recommended.





Additional Information

Council Tax Band: C

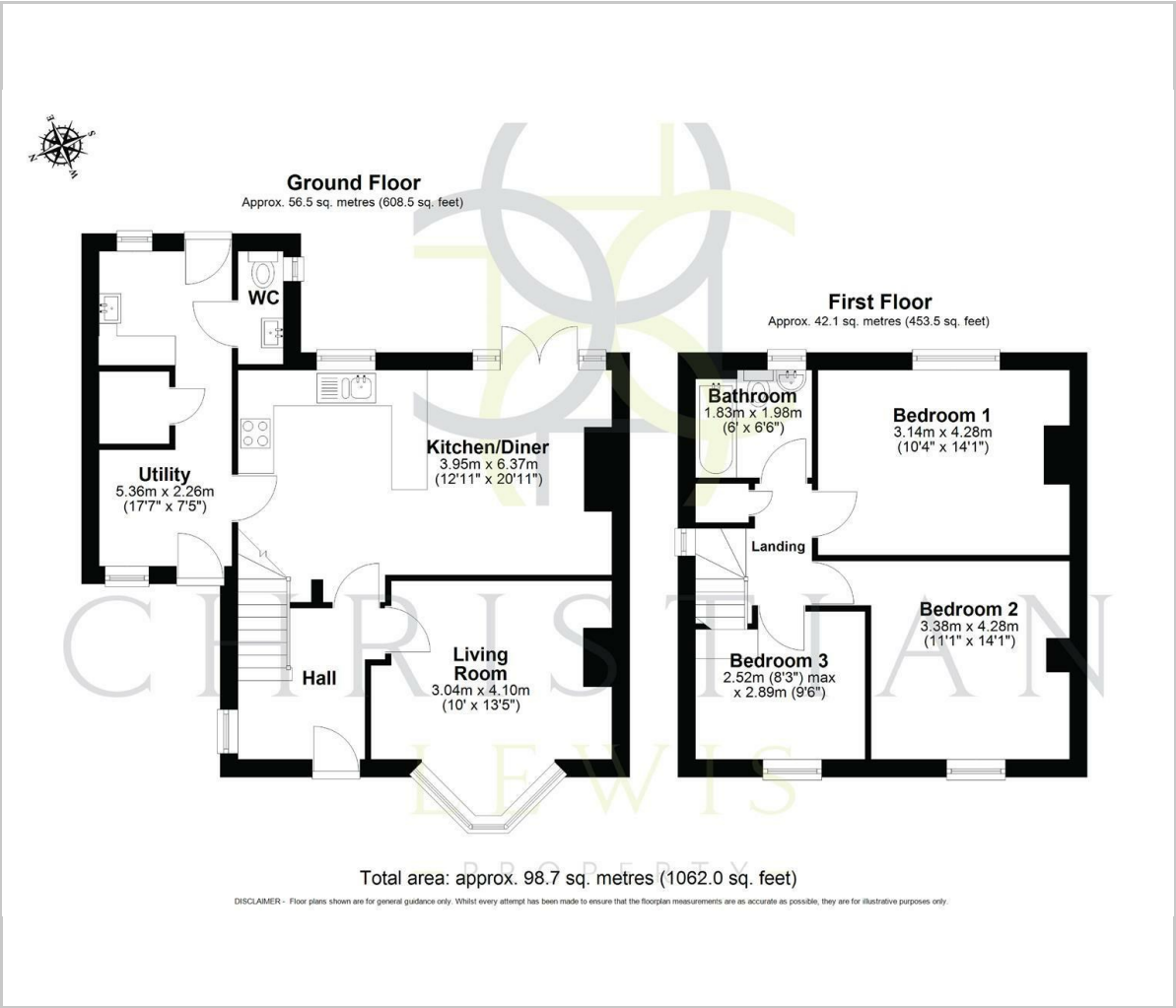
EPC Rating: D

Local Authority: Wychavon

Information About Costs

Important Information - If your application to rent this property is successful, we will request a refundable holding deposit which will secure the property for you, subject to referencing. The holding deposit is equal to one weeks rent and the full deposit is a maximum of 5 weeks rent. More information will be provided on successful application.

Floor Plan



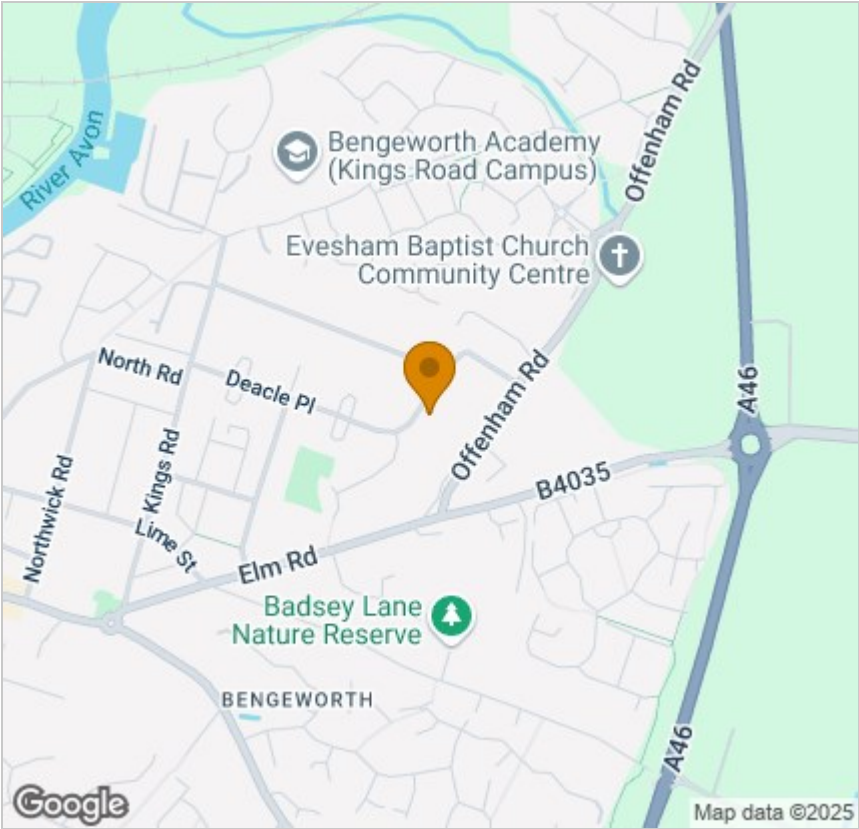
Viewing

Please contact our Evesham Lettings Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

