



30 Wood End, Evesham, WR11 1XL

Offers over £250,000



  
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—PROPERTY—





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# 30 Wood End

## Evesham, WR11 1XL

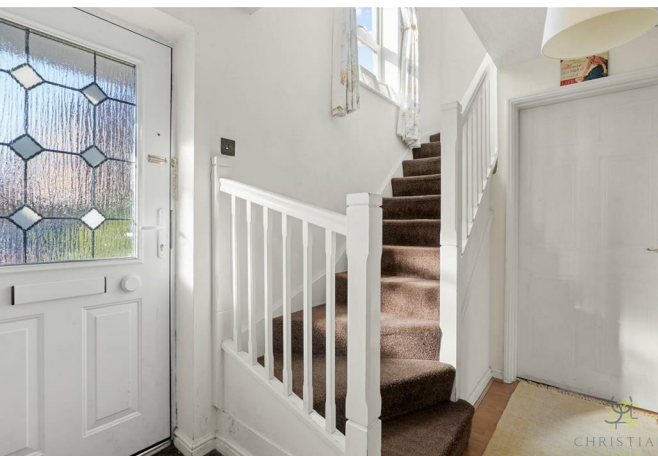
- A great value three bedroom mid terrace property
- Parking
- Three bedrooms
- Rear garden
- Popular location
- Single garage
- Scope to add value
- Ensuite
- Chain free
- Calling all first time buyers

An excellent opportunity to acquire a property with immense potential, allowing you to put your own personal touch on it and create your dream home. Situated in the highly sought-after area of Wood End, this property is presented to the market at exceptional value, making it an attractive choice for homeowners and investors alike.

This spacious home is being offered with no onward chain, ensuring a smooth and hassle-free purchase. It also benefits from a single garage, providing additional storage or secure parking.

The ground floor features a welcoming entrance hall, a convenient downstairs W/C, a bright and airy living room, a separate dining room perfect for entertaining, and a well-proportioned kitchen with ample potential for modernization. Upstairs, the property boasts three generously sized bedrooms, including a master bedroom with its own private ensuite, as well as a family bathroom.

Additional benefits include a private rear garden, a single garage, and off-road parking, enhancing both convenience and practicality. This property is a fantastic opportunity for those looking to add value and create a home tailored to their tastes in a desirable location. Early viewing is highly recommended!



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### Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

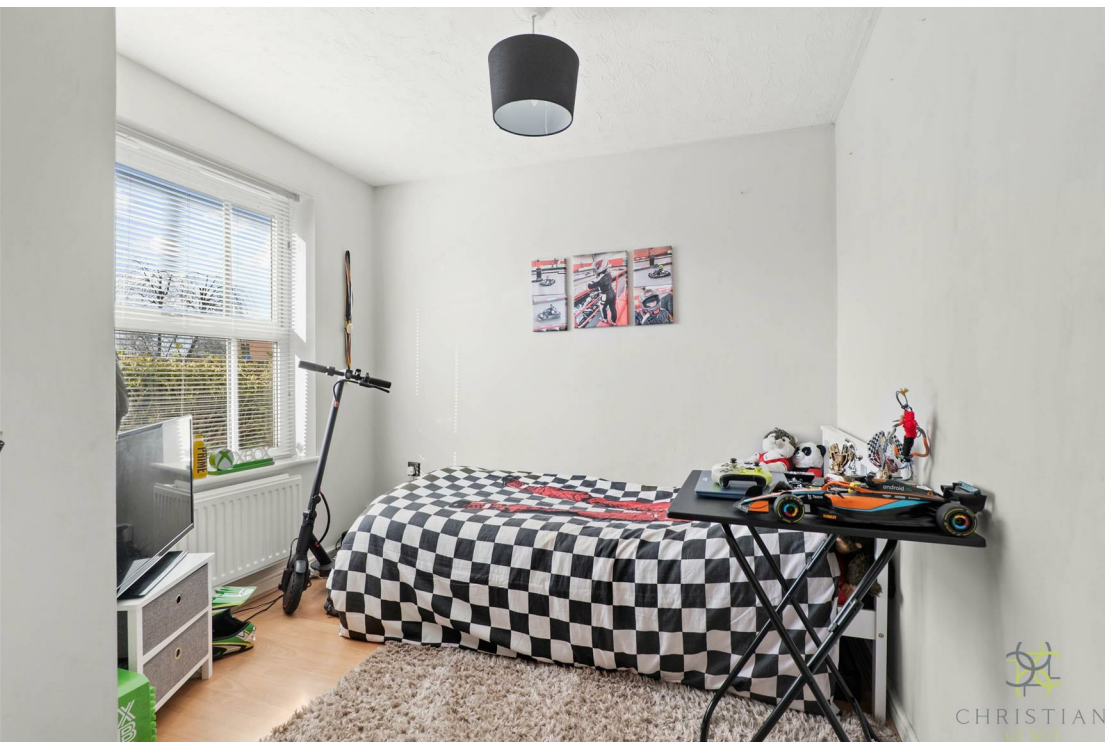
**Council Tax Band:** We understand that the Council Tax Band for the property is Band C

**EPC Rating:** C

### 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.





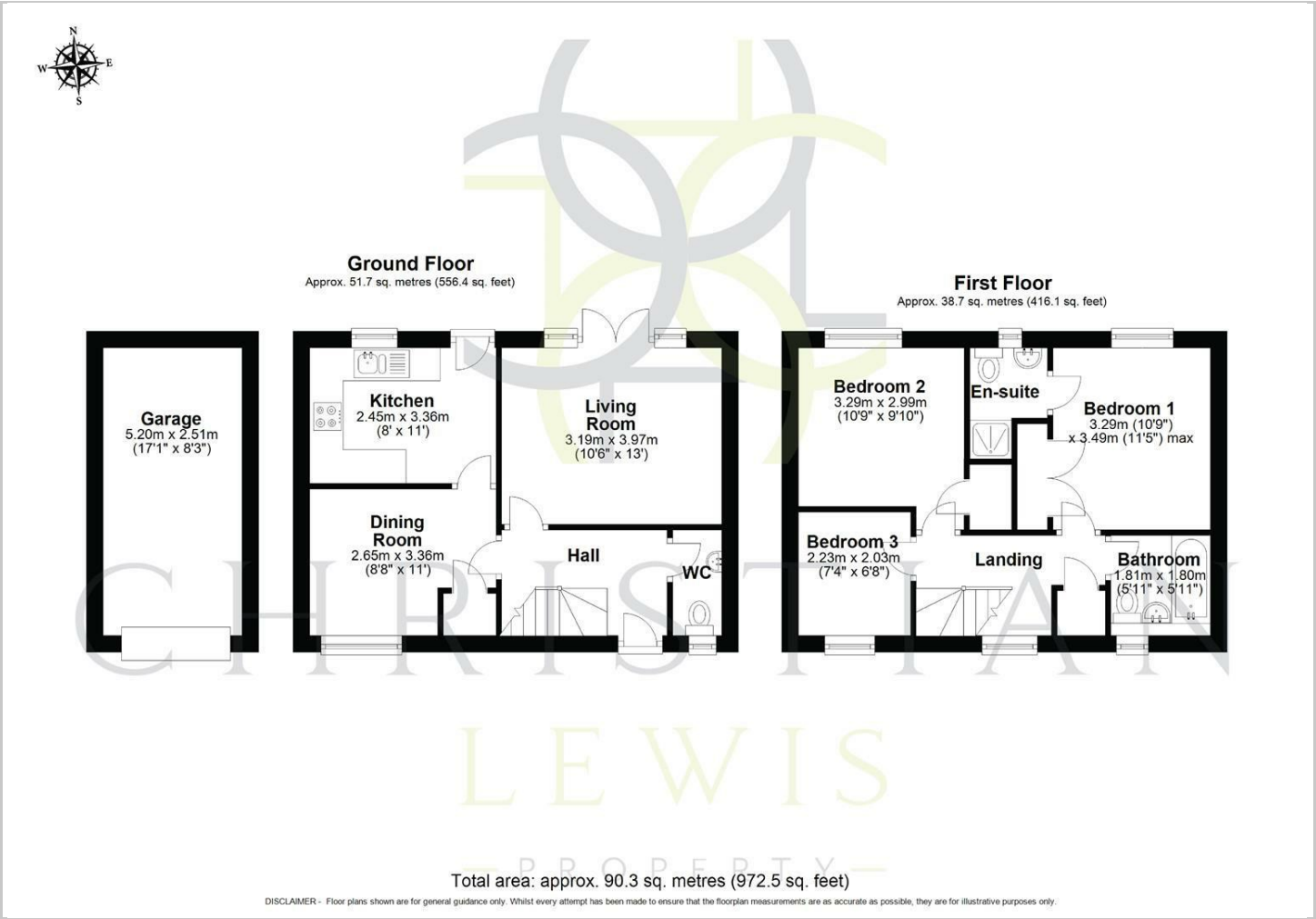




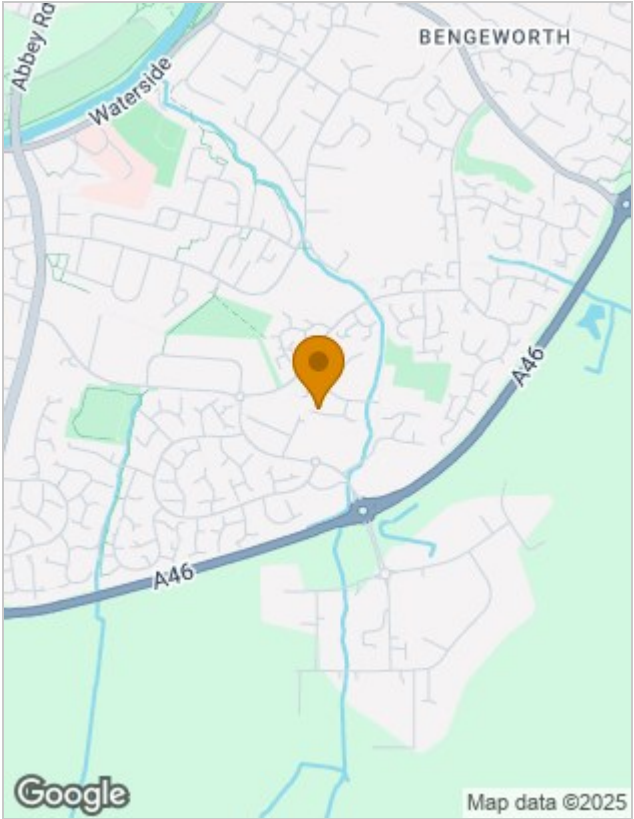
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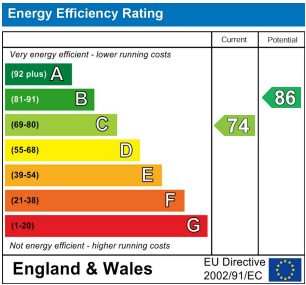
Floor Plans



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.