



121 Battleton Road, Evesham, WR11 1JB

Offers over £230,000



CHRISTIAN
LEWIS
PROPERTY



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- Chain-free
- Modern kitchen/diner with ample storage and worktop space
- Contemporary family bathroom
- Boiler replaced in 2020
- Popular residential area
- Well presented 2/3 bedroom house
- Ground floor WC
- Enclosed and private rear garden
- Windows and doors replaced in 2019
- Close to local amenities, schools and transport links

This well-presented two-bedroom end-terrace property, offered to the market chain free, is conveniently located on Battleton Road, Evesham and offers flexible accommodation ideally suited to a range of buyers, including first-time purchasers, downsizers, or investors.

The ground floor provides a welcoming layout with a modern kitchen/diner, offering ample storage and generous worktop space, making it both practical and sociable for everyday living. A separate living room sits next to the kitchen, while an additional versatile ground-floor room has been created by partitioning part of the original lounge. The current owners are utilising this space as a third bedroom, however it lends itself equally well to use as an additional reception room, dining room, home office, or hobby space, depending on individual needs. A ground floor WC and entrance hall complete the accommodation.

To the first floor, there are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a good-sized, enclosed and private rear garden, ideal for relaxing, entertaining, or low-maintenance outdoor enjoyment.

Further notable improvements include a replacement boiler installed in 2020, new windows and doors fitted in 2019, and the added convenience of a smart thermostat, enhancing both comfort and energy efficiency.

Situated within easy reach of local amenities, schools, and transport links, this home offers both versatility and convenience in a popular residential area of Evesham.

An excellent opportunity to secure a flexible, chain-free home — enquire today to arrange your viewing.



Additional Information

Tenure: We understand that the property for sale is Freehold

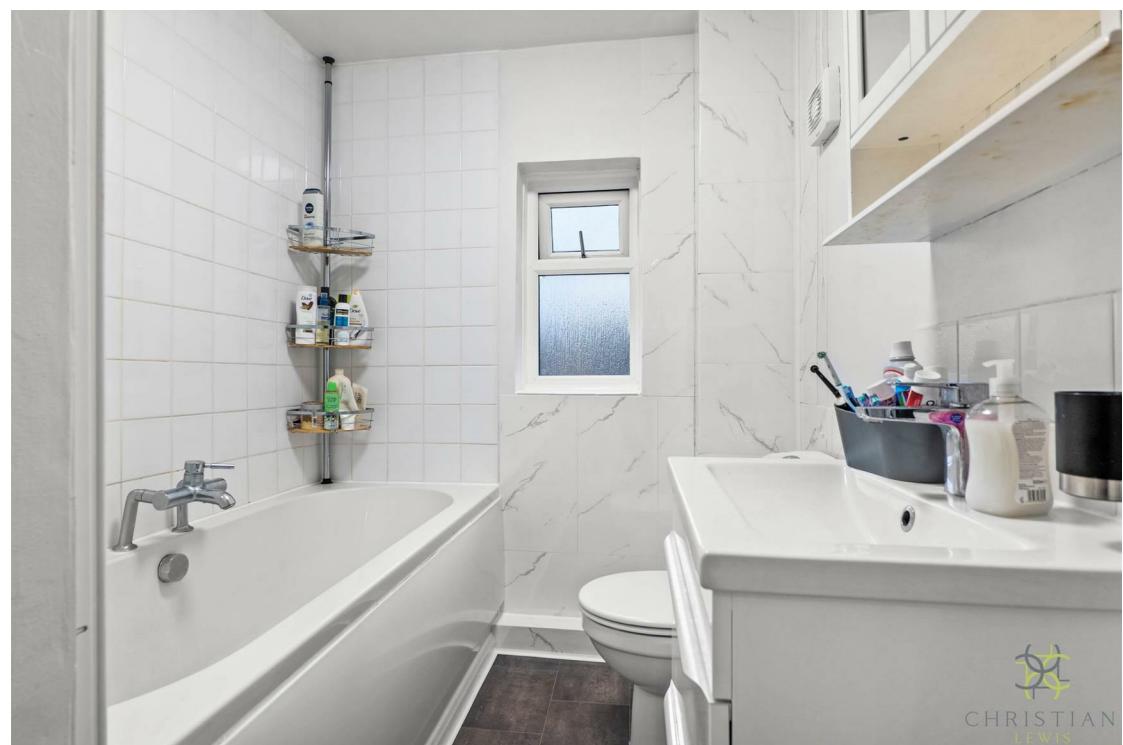
Local Authority: Wychavon District Council

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

EPC Rating: C

Disclaimer

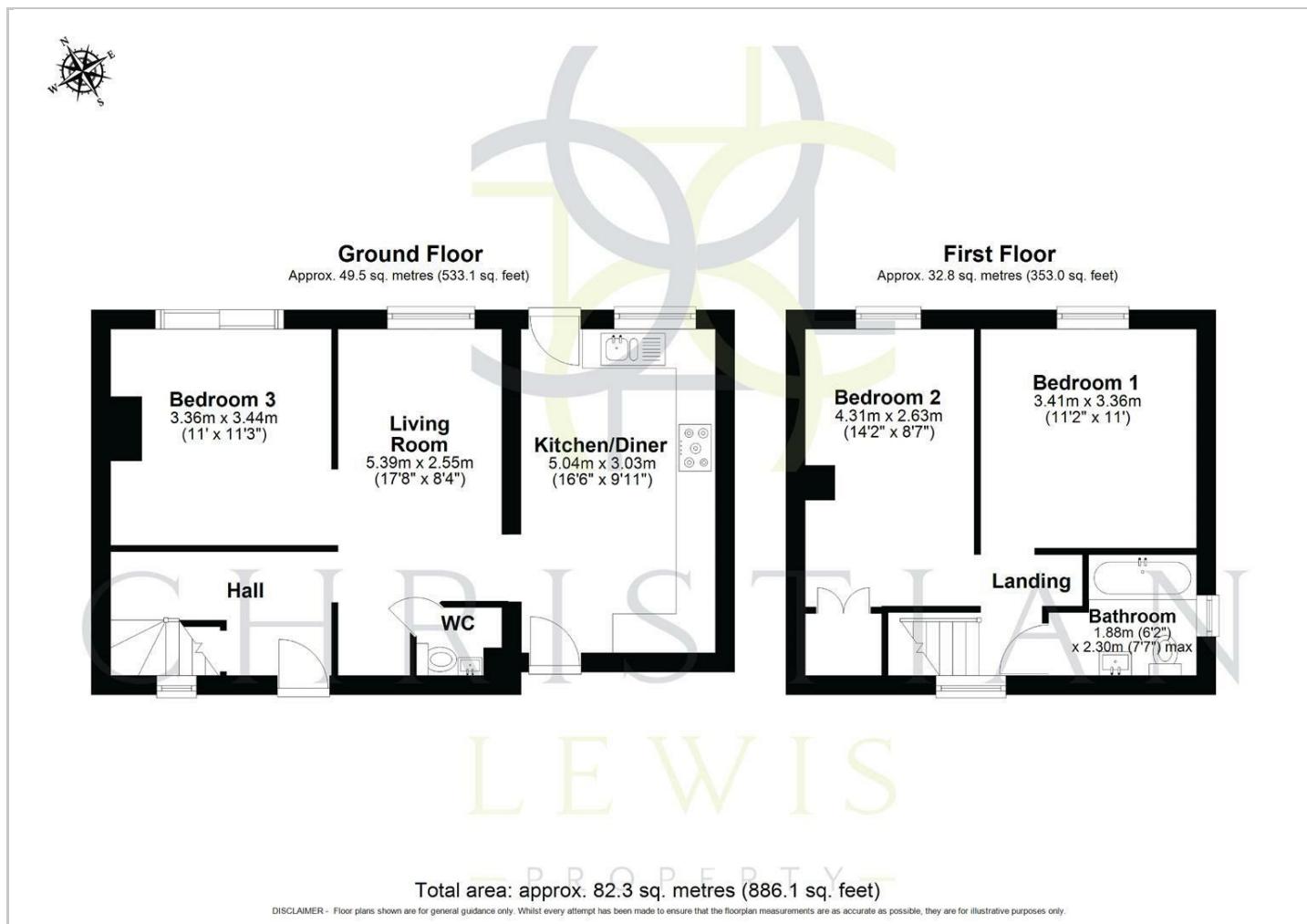
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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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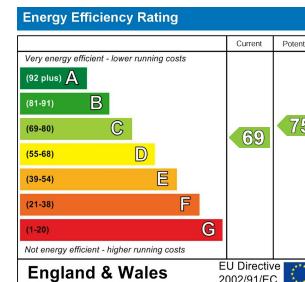
Floor Plans



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.