



74 Lichfield Avenue, Evesham, WR11 3EB

Offers over £300,000





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# 74 Lichfield Avenue

Evesham, WR11 3EB

- A fabulous non estate semi-detached
- Ample parking
- South facing rear garden
- Refurbished to a high standard
- Larger than average garage
- Must be viewed

## A BEAUTIFULLY RENOVATED NON ESTATE FAMILY HOME WITH LARGE GARAGE AND SOUTH FACING REAR GARDEN

This beautifully presented three-bedroom semi-detached family home has been carefully and stylishly renovated by the current owners, resulting in a property that is ready to move straight into with no further work required. Finished to a high standard throughout, it offers both comfort and practicality, making it an ideal choice for modern family living.

Externally, the property benefits from ample off-road parking as well as a generously sized garage, providing excellent storage or additional utility space.

Internally, the accommodation comprises a welcoming entrance hall leading through to a spacious and versatile lounge/diner, enhanced by contemporary bifold doors that open out to the rear, allowing for an abundance of natural light and a seamless connection to the outdoor space. The recently refurbished kitchen has been thoughtfully designed with both style and functionality in mind. A convenient ground floor W/C completes the downstairs layout.

To the first floor, there are three well-proportioned bedrooms along with a modern family bathroom, all presented in excellent condition.

Overall, this is a superb opportunity to acquire a turnkey home in a highly desirable condition, perfectly suited to buyers seeking space, quality, and convenience.



### 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 C**

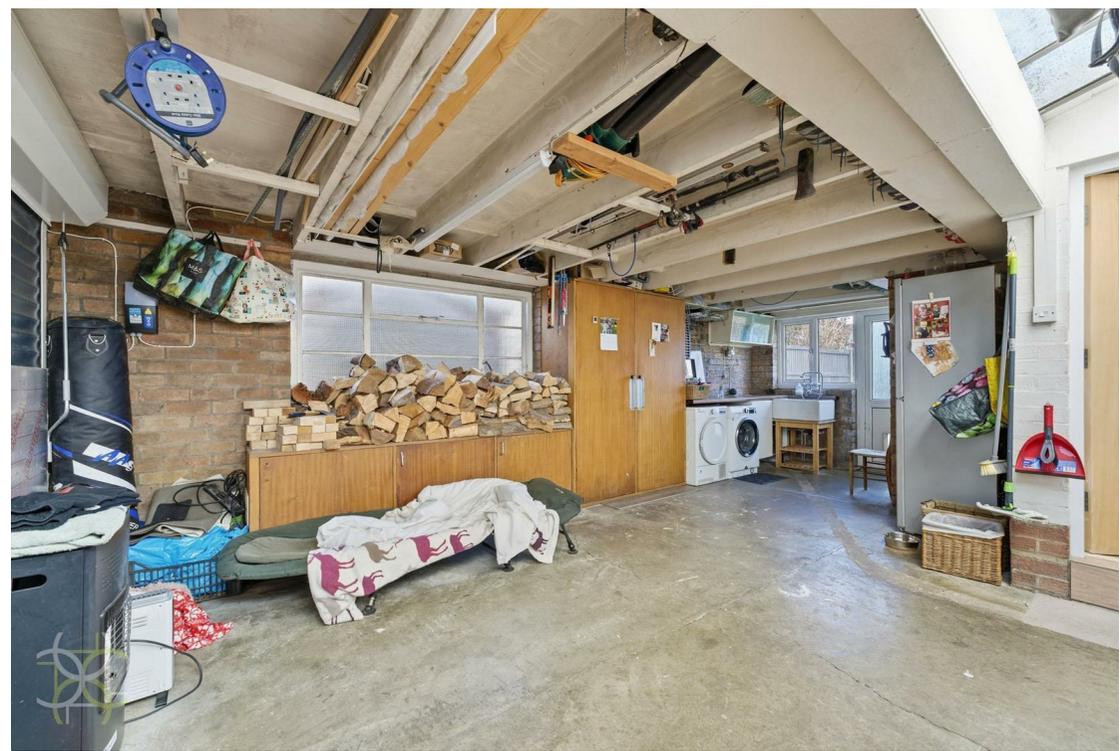
### DISCLAIMER

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.

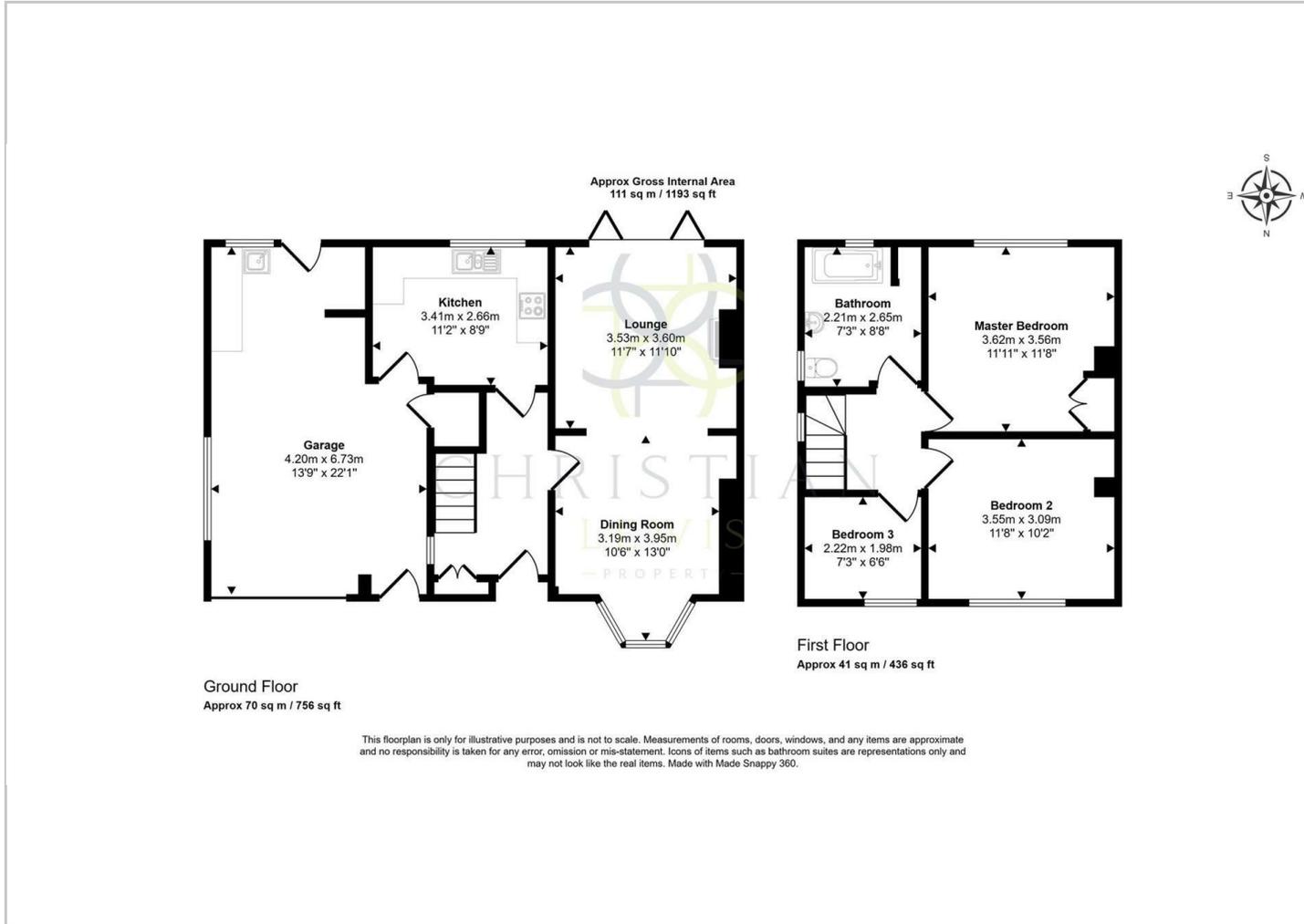
Please inform us if you become aware of any information being inaccurate.







## Floor Plans



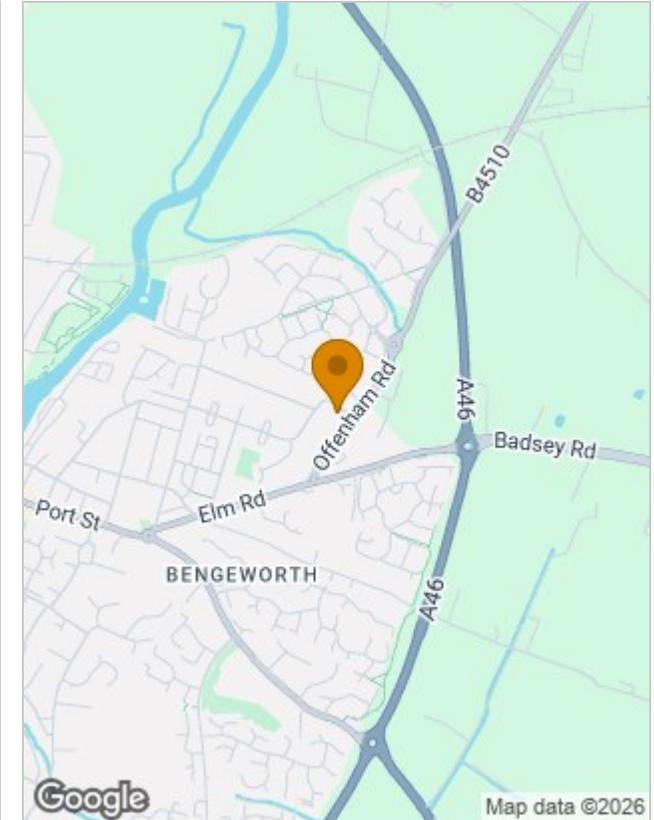
## Viewing

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.

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## Location Map



## Energy Performance Graph

