



40 St. Johns Close, Evesham, WR11 2ER

Offers over £225,000





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# 40 St. Johns Close

Evesham, WR11 2ER

- Well-presented semi-detached home
- Kitchen opening into dedicated dining area
- Two well-proportioned bedrooms
- Driveway parking
- Spacious lounge
- Conservatory overlooking enclosed rear garden
- Converted garage
- Convenient location

Situated in the ever-popular St Johns Close, Evesham, this well-presented semi-detached home offers well-balanced accommodation arranged over two floors, ideal for families, professionals, or those looking for flexible living space.

The ground floor is centred around a welcoming lounge, providing a comfortable space to relax, with stairs rising to the first floor. To the rear of the property is a kitchen which opens into a dedicated dining area, creating a practical layout for everyday living and entertaining. Beyond this, a conservatory adds further living space and enjoys views over the enclosed, private rear garden, making it an ideal spot for dining, relaxing, or enjoying natural light throughout the year.

The first floor offers two well-proportioned bedrooms, both served by a family bathroom, along with useful built-in storage off the landing.

An additional and valuable feature of the home is the converted garage, now forming a versatile space. This area includes a shower room and kitchenette facilities and would lend itself perfectly to use as a home office, study, hobby room, or occasional workspace, offering excellent flexibility.

Externally, the property benefits from driveway parking, and its convenient location provides easy access to Evesham town centre, local amenities, and transport links, making it well suited to modern day living.

Contact us today to arrange your viewing and fully appreciate the space, flexibility, and setting this home has to offer.



## 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.

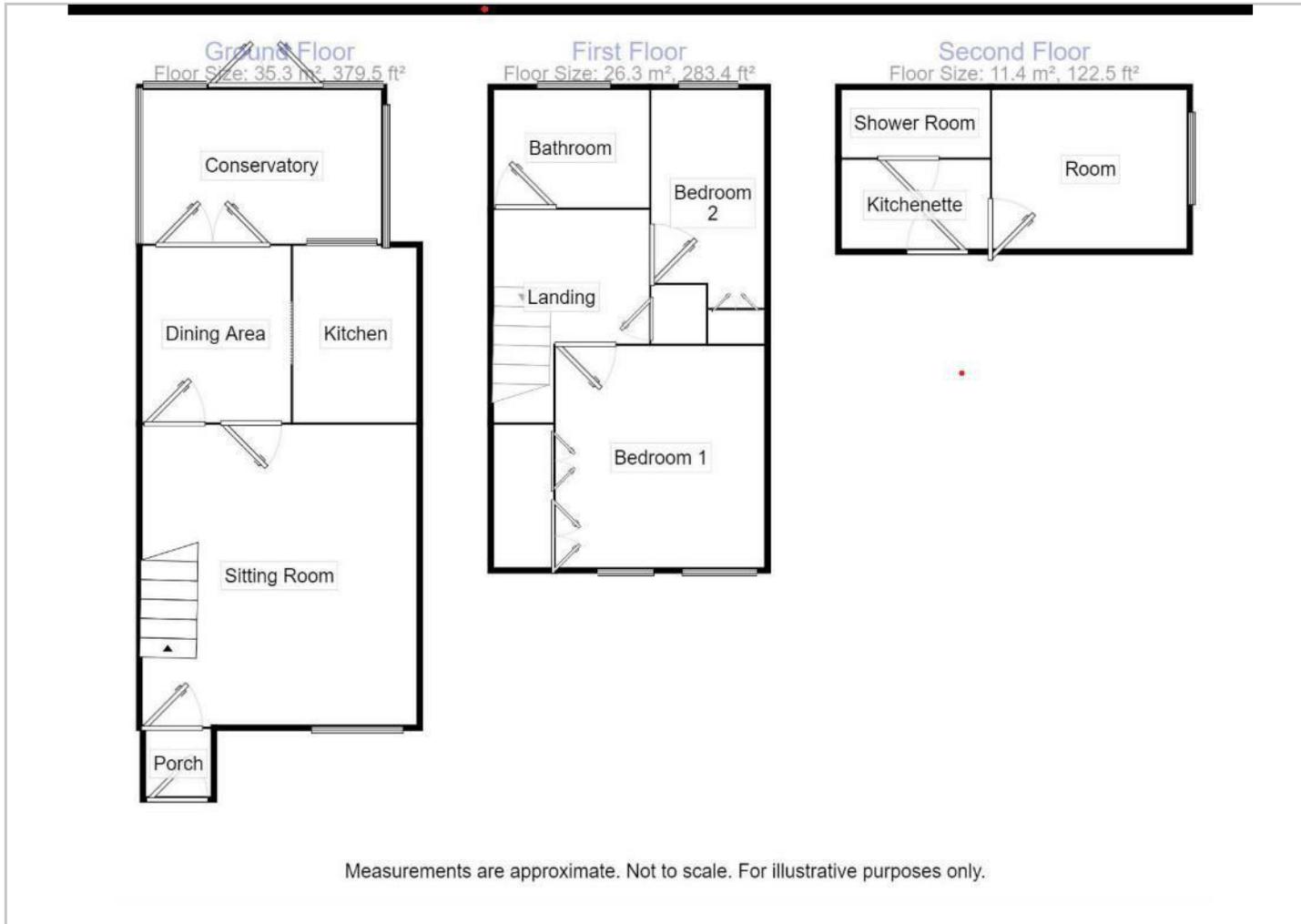




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## Floor Plans



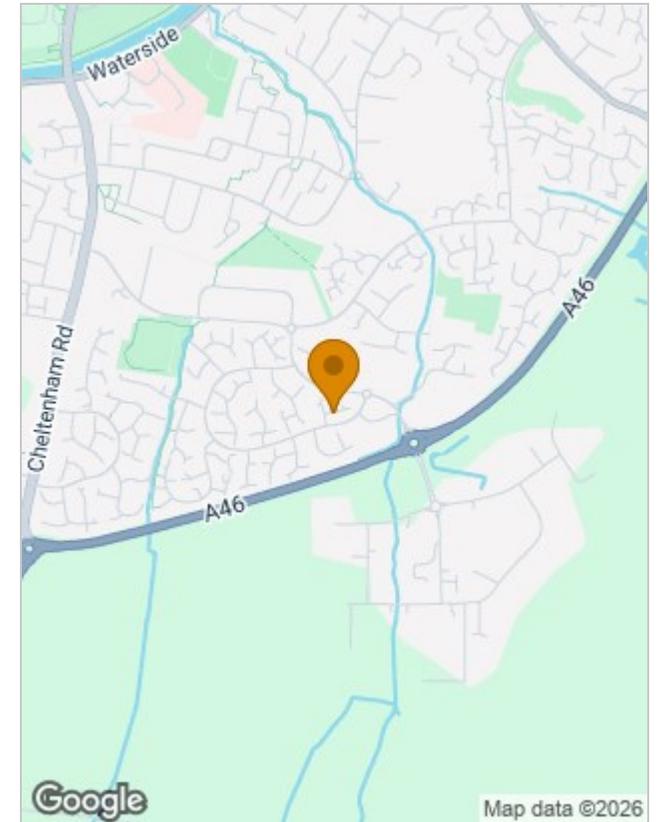
## Viewing

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

