



6 Capriole Place, Evesham, WR11 2AR

Offers over £350,000





CRISTIANA
LEWIS

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6 Capriole Place

Evesham, WR11 2AR

- Larger than average three bedroom detached home, offering in excess of 1,300sqft
- Chain free
- Parking plus garage
- Conservatory
- Built by the highly regarded Charles Church
- Modern and energy efficient

A LARGER THAN AVERAGE THREE BEDROOM DETACHED HOME

A deceptively spacious detached family home, extending to over 1,300 sq. ft., set within this highly sought-after development and offered to the market with no onward chain. Built by the renowned Charles Church, the property immediately conveys a sense of quality and generous proportions, providing accommodation comparable to that of many four-bedroom homes.

The ground floor comprises a welcoming porch leading into a bright and comfortable living room, a well-appointed kitchen/diner ideal for both family life and entertaining, a conservatory that floods the home with natural light, and a convenient downstairs W/C.

Upstairs, the property continues to impress with a superbly sized master bedroom, complete with fitted wardrobes and a private ensuite. Two further bedrooms, both benefiting from fitted storage, are served by a modern family bathroom.

Externally, the home enjoys a sunny rear garden, perfect for outdoor dining or relaxing, along with the added advantage of private parking and a single garage.



Additional Information

Tenure: Freehold.

Local Authority: Wychavon

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

EPC Rating: B

Estate charges apply - £120.00 PA

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.

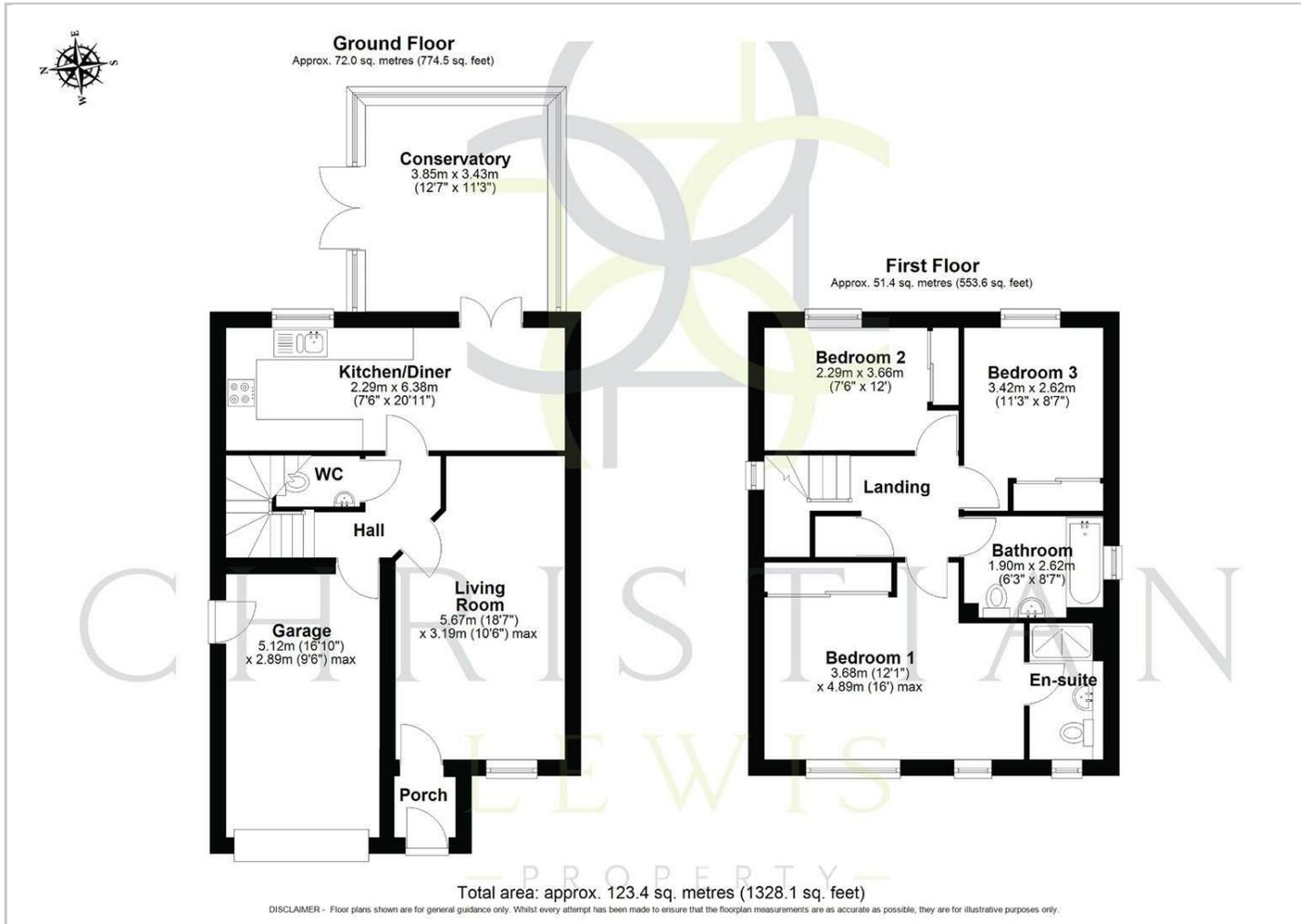






CHRISTIAN
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Floor Plans



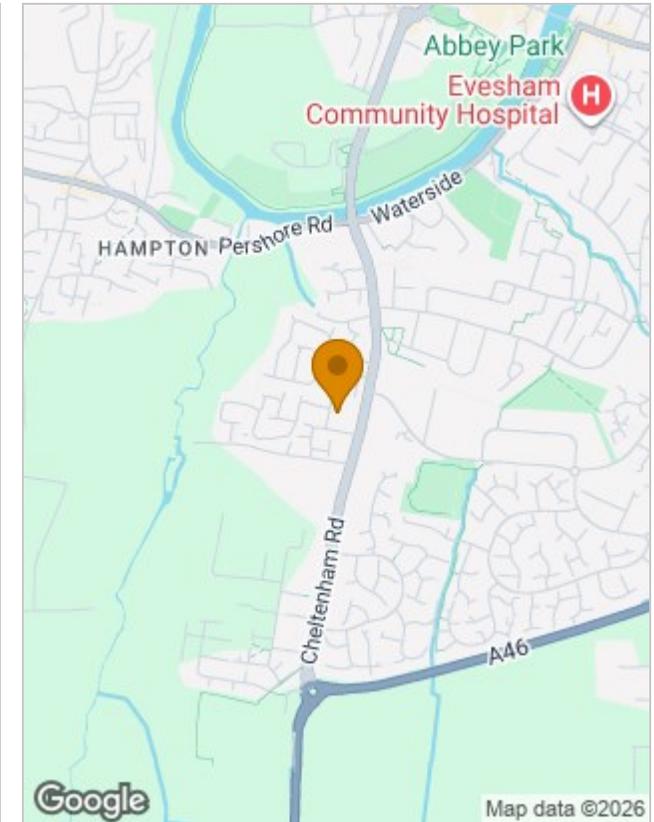
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	