



18 Wellington Road, Evesham, WR11 7AX

Offers over £350,000



CHRISTIAN  
LEWIS  
—PROPERTY—



Offers over £350,000

# 18 Wellington Road

Evesham, WR11 7AX

- Modern and in pristine order
- Parking plus single garage
- Energy efficient
- Three bedrooms, two bathrooms
- Small and exclusive development
- Must be viewed to be appreciated

## A STYLISH MODERN HOME OFFERED TO THE MARKET IN SHOW HOME CONDITION

An impressive modern semi-detached family home presented to the market in excellent condition throughout, offering a perfect blend of contemporary style, energy efficiency and practical family living. Ideal for buyers seeking a move-in ready property with modern finishes and well-proportioned accommodation, this superb home is sure to attract strong interest.

The ground floor briefly comprises a welcoming entrance hall, a bright and comfortable living room, a stylish fitted kitchen/dining room providing an ideal space for both everyday family life and entertaining, together with a convenient downstairs W/C.

To the first floor, the property offers three well-appointed bedrooms, including a generous principal bedroom complete with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Externally, the property further benefits from a private rear garden, a driveway providing off-road parking and a single garage, adding to the practicality and appeal of this attractive home.

Combining modern design, energy-efficient living and a highly desirable layout, this fantastic property would make an ideal purchase for families, professionals or those looking to upsize.



## 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 B  
Estate charges apply

## 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.





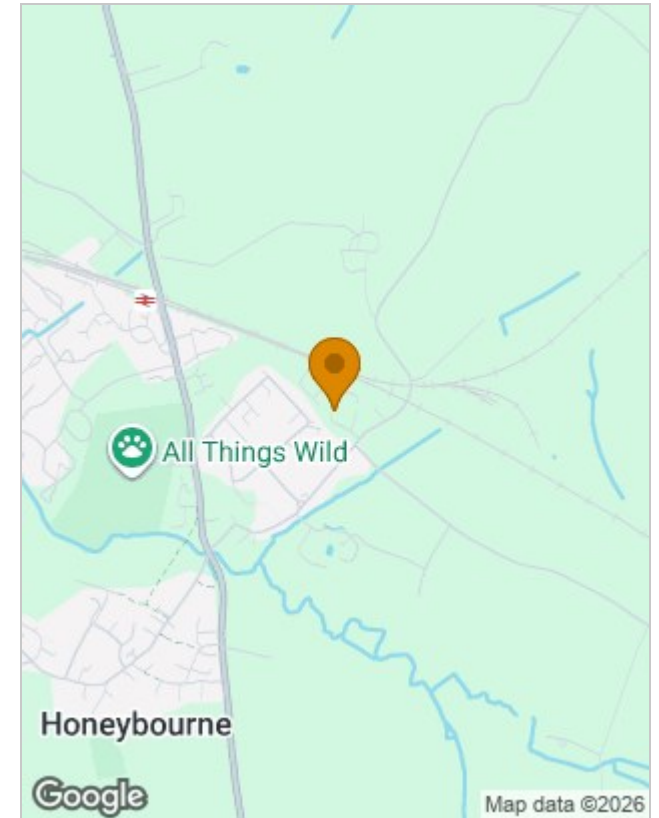


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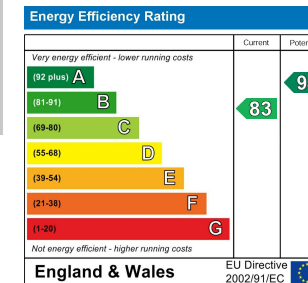
## Floor Plans



## 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.