



16 Albert Road  
, Evesham, WR11 4LA

**Offers in excess of £200,000**



## 16 Albert Road , Evesham, WR11 4LA

A Well-Presented Victorian Townhouse  
Offering Excellent Value and Strong Investment  
Potential

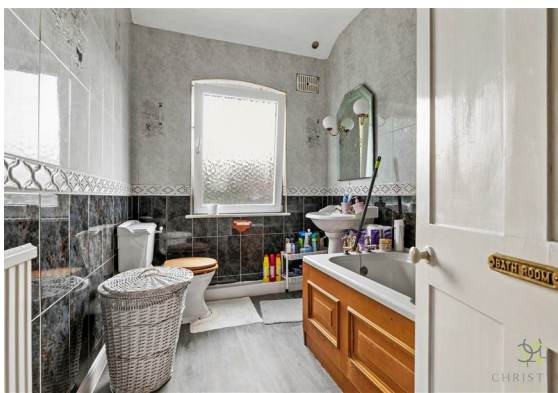
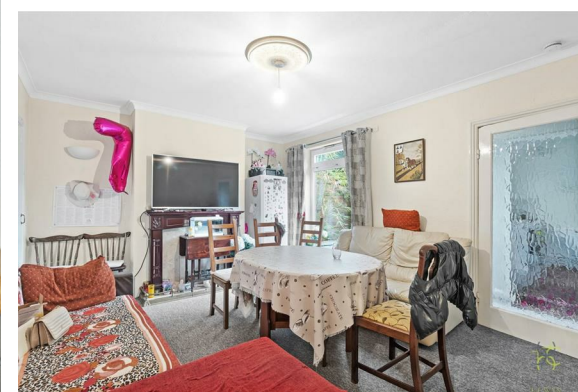
This charming three-bedroom Victorian townhouse stands out in the 1,000 sq ft market for its competitive pricing and immaculate presentation. Thoughtfully configured, the property currently accommodates a fourth bedroom and is tenanted, generating a strong yield of 5.11%.

Perfectly positioned for both families and professionals, the property is within walking distance of the highly regarded Prince Henry's Grammar School, as well as the town centre's shops and cafés.

For investors or commuters, the railway station—offering direct services to London Paddington—is just a short stroll away.

The home also benefits from secluded gardens, original outbuildings, and convenient rear access. Current tenants enjoy multiple on-street parking permits, adding further practicality.

Offered with no onward chain, this is a superb opportunity to secure a beautifully maintained period home with excellent value and investment appeal.





### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

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

EPC Rating: D

### 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 Plan



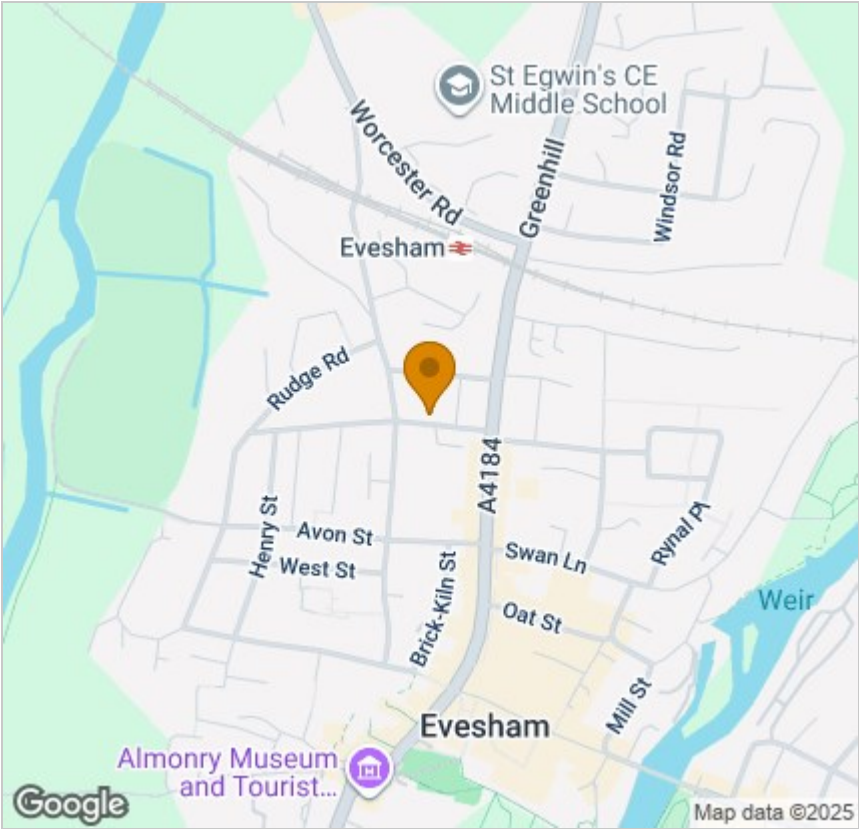
Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

