



47 Withy Trees Road, Evesham, WR11 8YB

Guide price £260,000



CHRISTIAN
LEWIS
—PROPERTY—



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47 Withy Trees Road

Evesham, WR11 8YB

- Beautifully presented
- Spacious living room with front aspect
- Dining area
- Modern family bathroom
- Sought after village location
- Three bedroom mid-terrace home
- Fitted kitchen with ample storage and worktop space
- Three well-proportioned bedrooms
- Private and well-maintained rear garden
- Early viewing is highly recommended

Situated on Withy Trees Road in the popular village of South Littleton, this well-presented three-bedroom terraced home offers spacious and versatile accommodation, ideal for families, first-time buyers, or investors alike.

The ground floor welcomes you via a central hallway, leading through to a generous living room with large front-facing window, creating a bright and comfortable space to relax. To the rear sits a fitted kitchen with ample storage and worktop space and adjoining dining room, providing an excellent sociable layout for everyday living and entertaining. A useful utility area and ground floor WC complete the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms, along with a modern family bathroom. All rooms are presented in neutral tones, creating a light and cohesive feel throughout.

Externally, the rear garden is a real highlight — a private and well-maintained space laid mainly to lawn with patio area, ideal for outdoor dining, children's play, or simply relaxing. To the front, the property enjoys an open outlook across green space, adding to the overall sense of light and openness.

South Littleton offers village living with convenient access to Evesham and surrounding transport links, making this a practical yet peaceful location for commuters and families alike.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

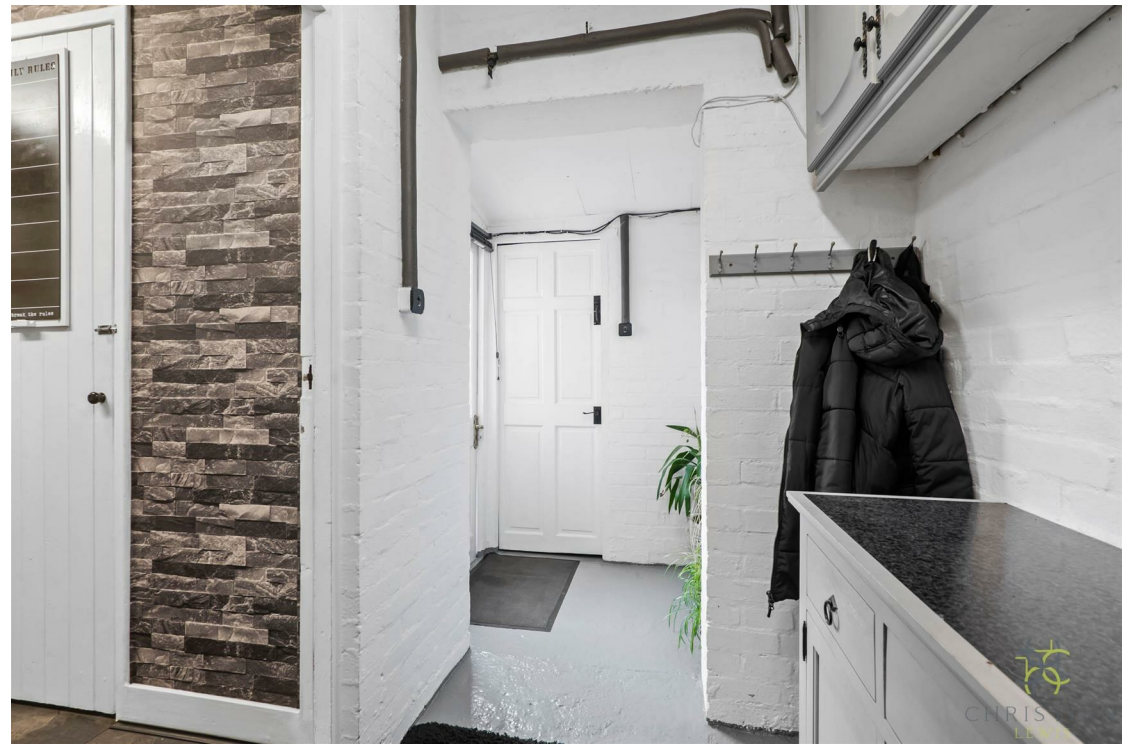
Council Tax Band: We understand that the Council Tax Band for the property is Band B

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.





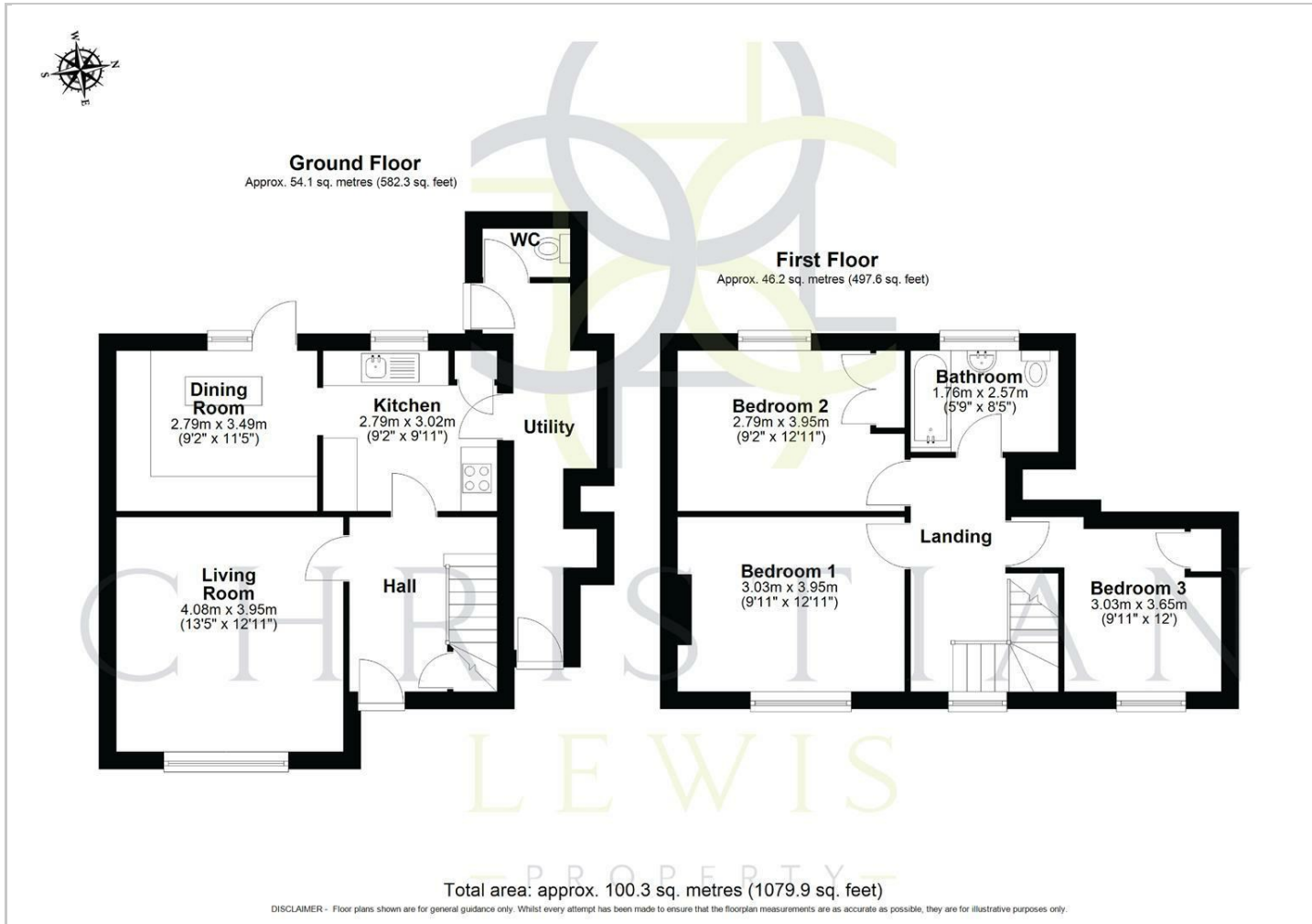


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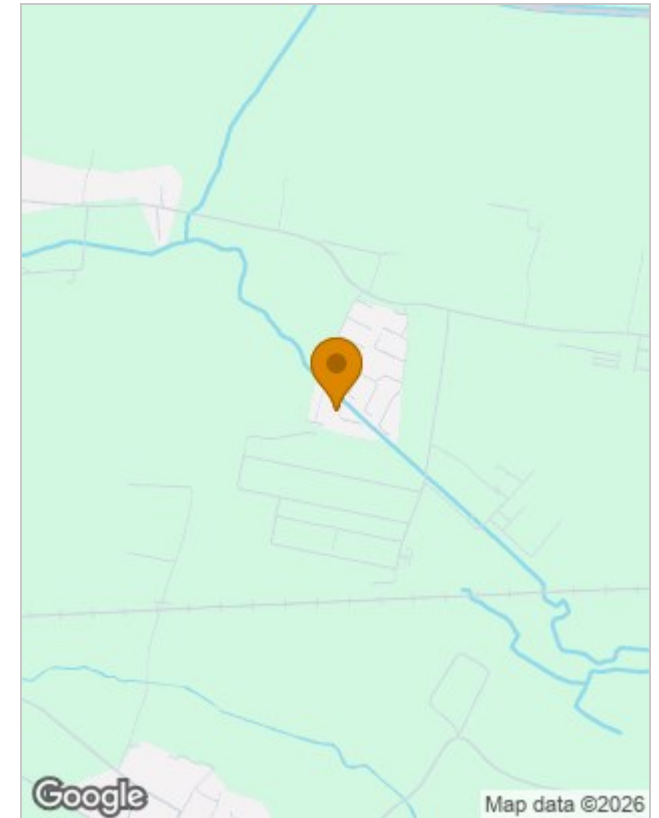


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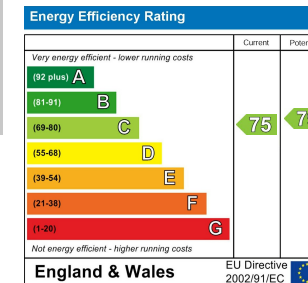
Floor Plans



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.