



43 Withy Trees Road, Evesham, WR11 8YB

Offers in excess of £280,000







CHRISTIA  
LEWIS

# 43 Withy Trees Road

Evesham, WR11 8YB

- A much loved home for many years
- Three bedrooms
- Must be viewed
- Offered in pristine order
- Parking
- Garage en bloc

This beautifully presented home is located within one of the area's most sought-after developments and is offered to the market in truly pristine condition.

Rarely does a property of this standard become available. Every room has been carefully maintained and lovingly cared for by the current owner, making it a genuine turnkey opportunity for any buyer seeking a home they can move straight into without the need for further work.

From the immaculate presentation to the high-quality specification throughout, this residence is a true credit to its owner. To fully appreciate the exceptional standard and attention to detail on offer, an internal viewing is essential.

The accommodation is arranged as follows: an inviting entrance hall leading to a recently refitted kitchen, a well-proportioned dining room, a bright and comfortable living room, and a practical utility area.

To the first floor, there are three generously sized bedrooms, all offering excellent natural light, along with a modern family bathroom.

Externally, the property further benefits from a private driveway providing off-road parking, a garage located en bloc, and a low-maintenance rear garden—perfect for relaxing or entertaining with minimal upkeep.

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## 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

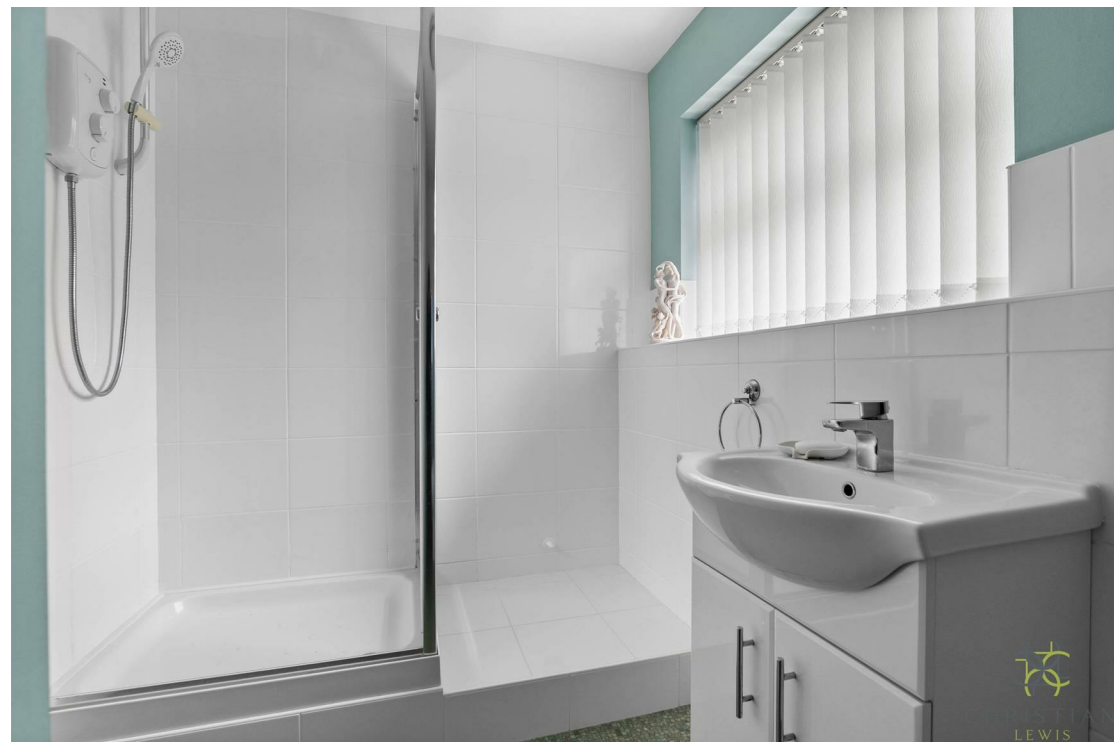
**EPC Rating:** D

## 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.





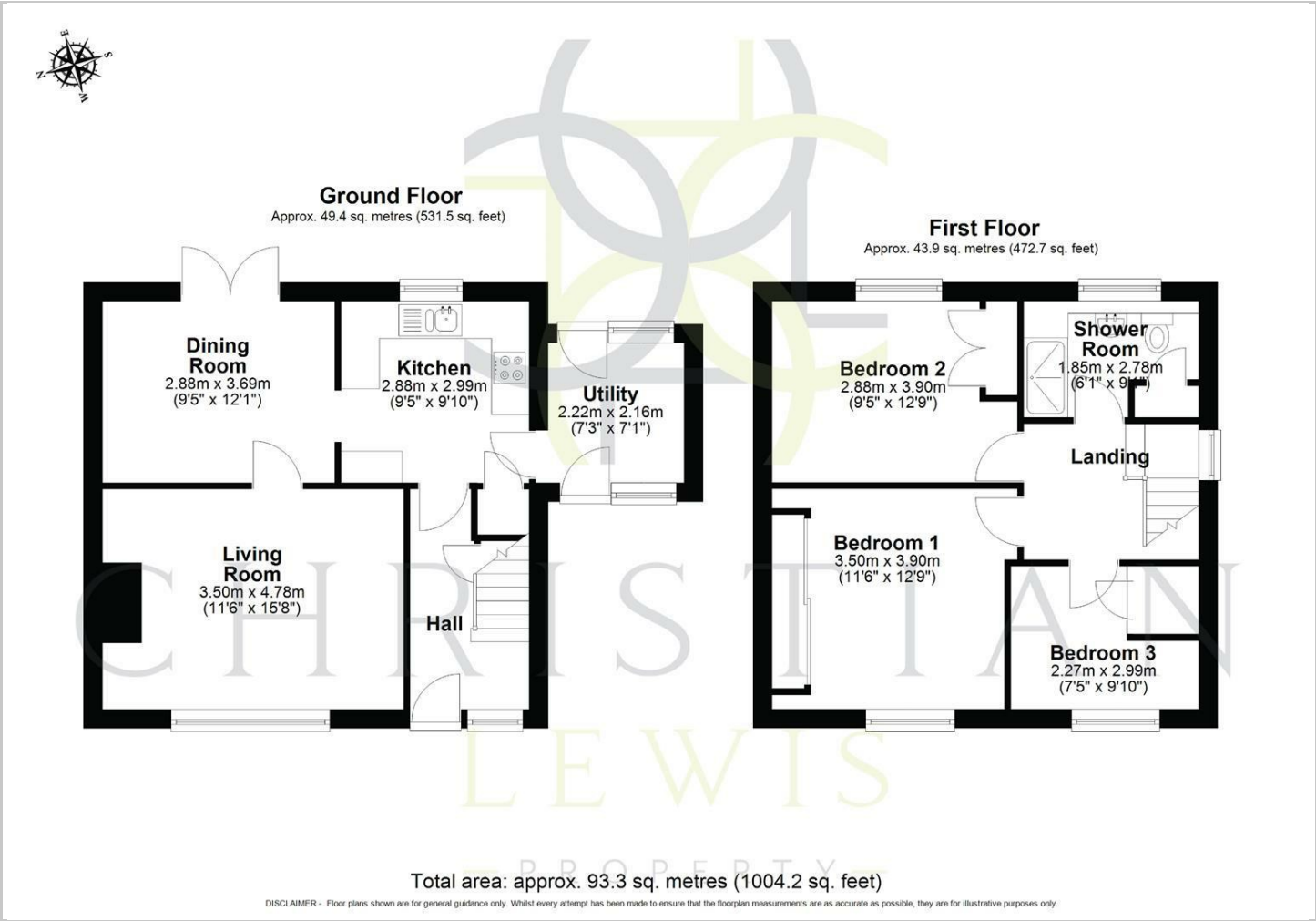




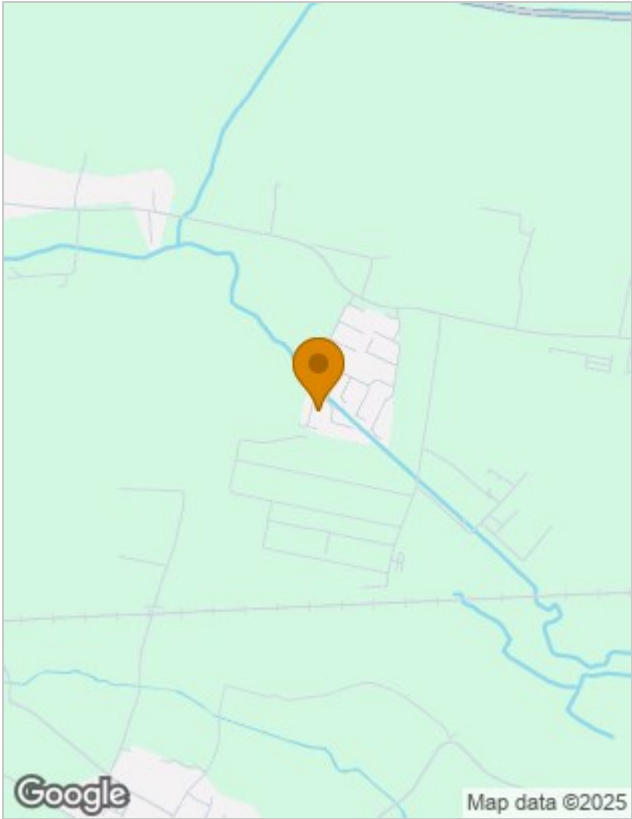




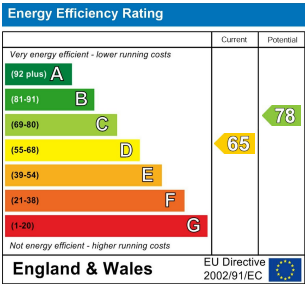
Floor Plans



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.