



40 Withy Trees Road, Evesham, WR11 8YB

Asking price £250,000





CHRISTINA  
LEWIS

# 40 Withy Trees Road

Evesham, WR11 8YB

- Highly regarded location
- Three bedrooms
- Garage en-bloc
- Scope to renovation and make your own
- Garden
- Parking

A Spacious Three-Bedroom Semi-Detached Home on the Sought-After Withy Trees Road – Offered with No Onward Chain

Nestled on the highly regarded and well-established Withy Trees Road, this generously proportioned three-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a home they can truly make their own.

Offered to the market chain-free, this inviting residence boasts just under 1,300 square feet of versatile living space, making it ideal for a variety of buyers – from growing families to those looking to upsize or even investors seeking a property with excellent potential.

The home is bursting with possibilities and provides the perfect blank canvas to update, modernise, and personalise according to your individual style and preferences. With its deceptively spacious layout and prime location, this property combines comfort, convenience, and potential in equal measure.

Early viewing is highly recommended to fully appreciate the scope and opportunity this charming home has to offer. The property comprises of; hall, living room, dining room, kitchen, conservatory, utility, w/c and bar area. Upstairs there are three really spacious bedrooms and a family bathroom. Outside there is driveway providing parking, garage en-bloc and rear garden.



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## Additional Information

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

**Local Authority:** Wychavon

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

**EPC Rating:** C

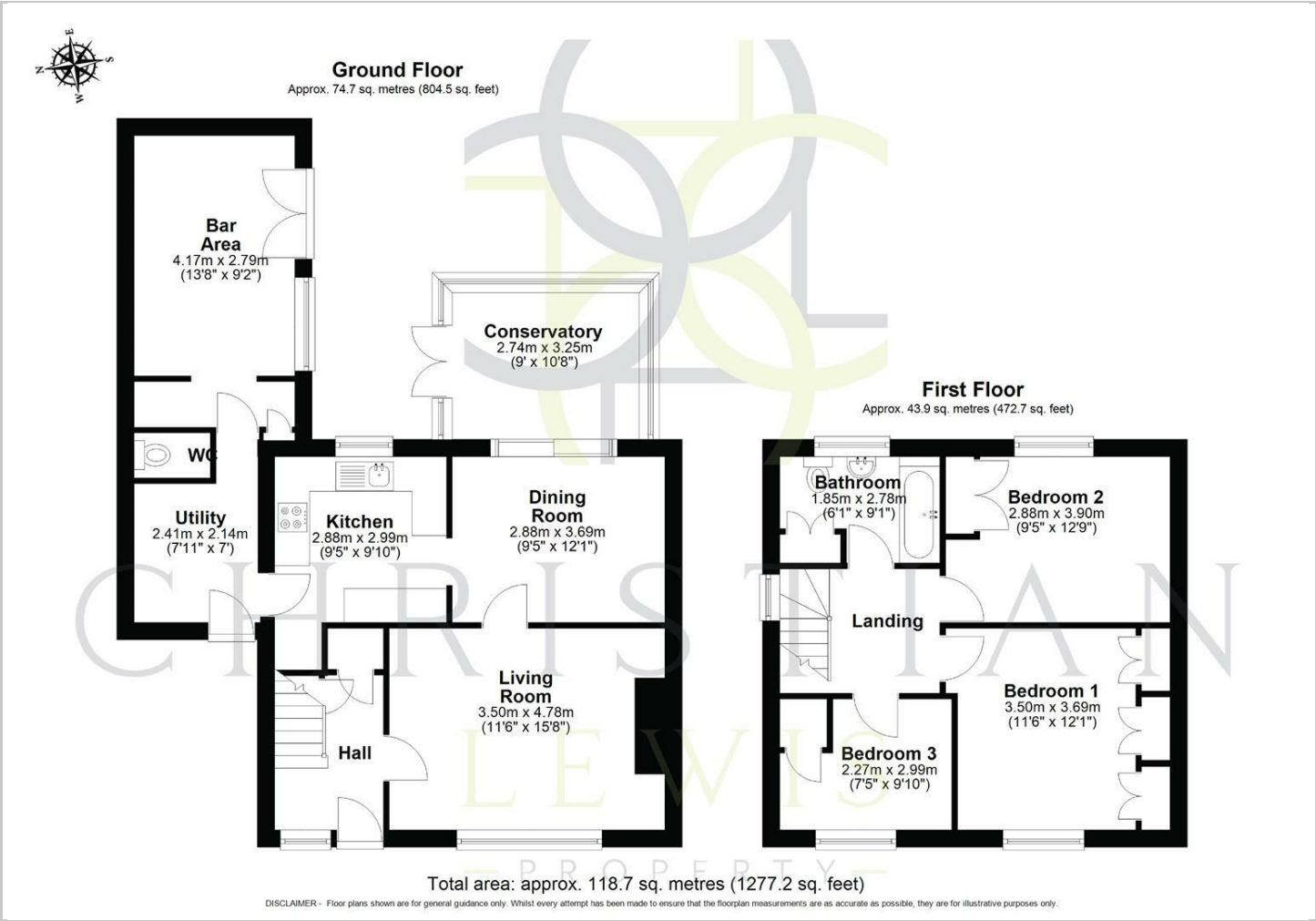
## Disclaimer

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.





Floor Plans

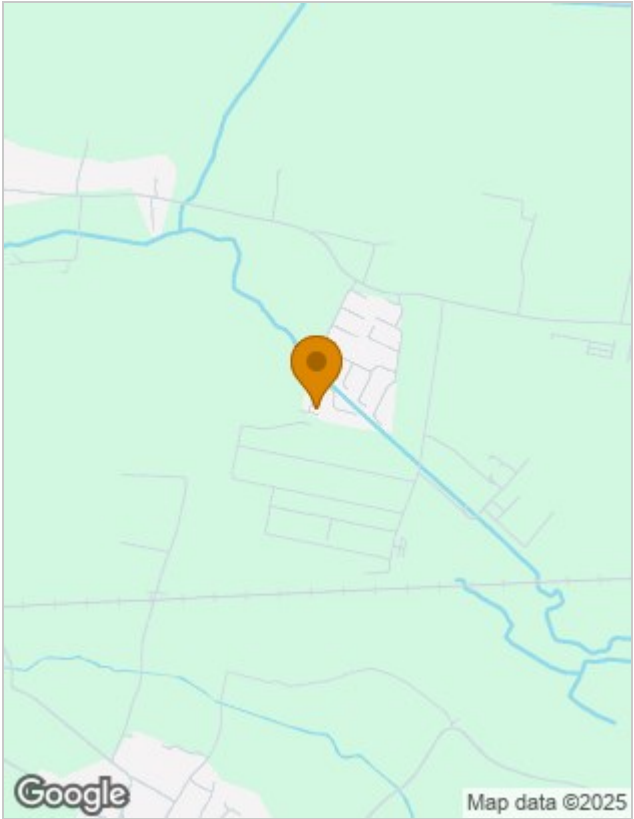


Viewing

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.

Location Map



Energy Performance Graph

