



Janus Cote Gibbs Lane, Evesham, WR11 8RR

Asking price £425,000



CHRISTIAN
LEWIS
—PROPERTY—



Janus Cote Gibbs Lane

Evesham, WR11 8RR

- A detached home
- Parking and garage
- Walking distance to all of Offenham's amenities
- Flexible living
- Private rear garden
- Chain free

A FLEXIBLE HOME LOCATED DOWN A NO THROUGH ROAD IN THE HEART OF OFFENHAM

An excellent opportunity to acquire a detached residence offering significant potential to personalise, modernise, and reconfigure to suit a wide range of lifestyle requirements. The property is offered to the market with no onward chain and benefits from off-street parking, a single garage, and a private rear garden, making it an attractive proposition for families, downsizers, or investors alike.

The accommodation is both generous and versatile. The ground floor comprises an entrance hall, a well-proportioned kitchen with adjoining utility room, a bathroom and separate WC, along with three reception rooms which could easily be adapted for use as ground-floor bedrooms, home offices, or additional living space depending on individual needs. To the first floor are two further bedrooms, both benefiting from useful eaves storage.

Overall, this is a rare opportunity to secure a flexible and well-located home with ample scope to create a bespoke living environment.



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 D
 EPC Rating D
 Agents note - Awaiting probate

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.

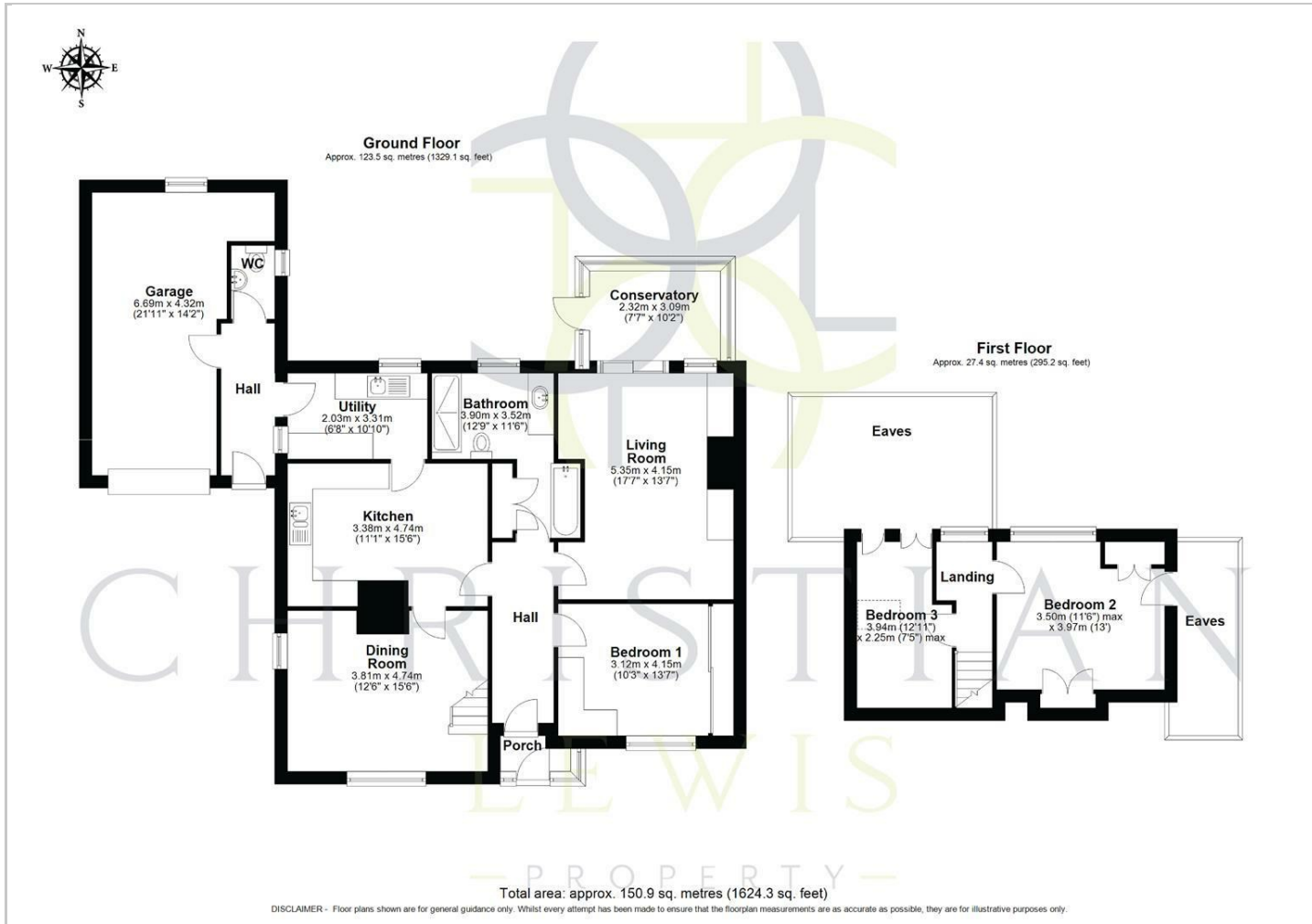




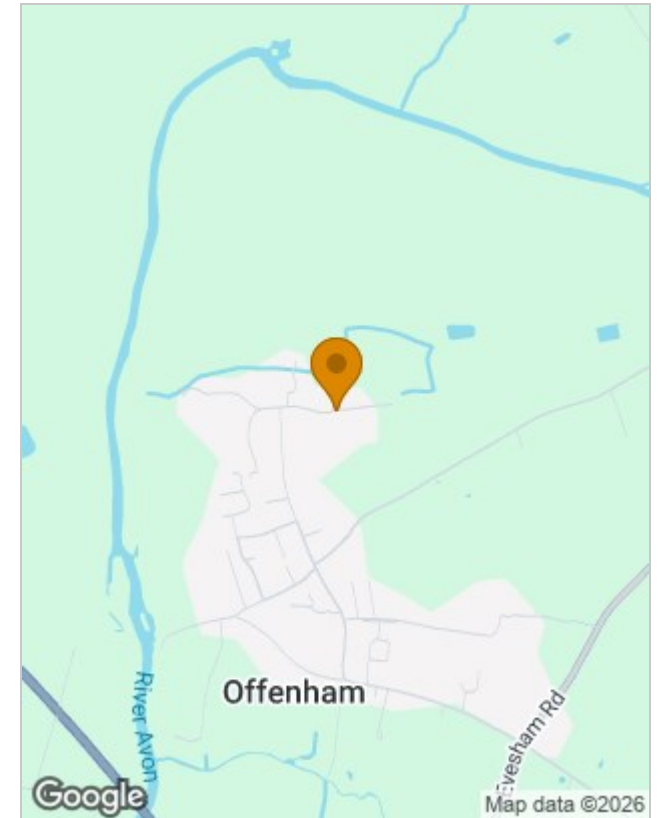


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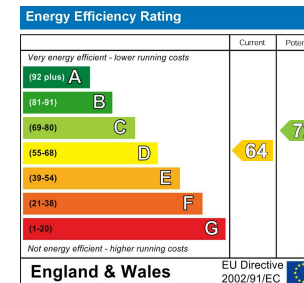
Floor Plans



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.

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