



23 Clarks Hill Rise, Evesham, WR11 2FW

Offers in the region of £260,000





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- Chain free
- New kitchen
- Parking
- Popular location

A well presented three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors, situated within a sought-after residential area and enjoying allocated parking, a conservatory and a generous principal suite occupying the entire top floor.

This well-maintained home is ideally suited to a range of purchasers, from first-time buyers to those seeking a low-maintenance family home within easy reach of local amenities, schools and transport links.

The accommodation begins with a welcoming entrance hall, providing access to a cloakroom/WC and staircase rising to the upper floors. To the rear of the property is a spacious lounge, offering an excellent reception space for both everyday living and entertaining, with doors opening into a conservatory that overlooks and provides access to the rear garden. Completing the ground floor is a fitted kitchen/diner, appointed with a range of contemporary units and ample worktop space.

On the first floor are two well-proportioned double bedrooms together with the family bathroom. The second floor is dedicated entirely to the impressive principal bedroom suite, benefiting from generous proportions, built-in storage and a modern en-suite shower room.

Externally, the property enjoys a low-maintenance rear garden designed for ease of upkeep, with a combination of patio and gravelled areas providing an ideal space for outdoor dining and relaxation. The property further benefits from two allocated parking spaces.

Located within the popular Hampton area of Evesham, the property is conveniently positioned for access to local shops, schools, countryside walks and Evesham town centre, whilst also offering excellent commuter links to Worcester, Cheltenham and Stratford-upon-Avon.



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 C

Disclaimer

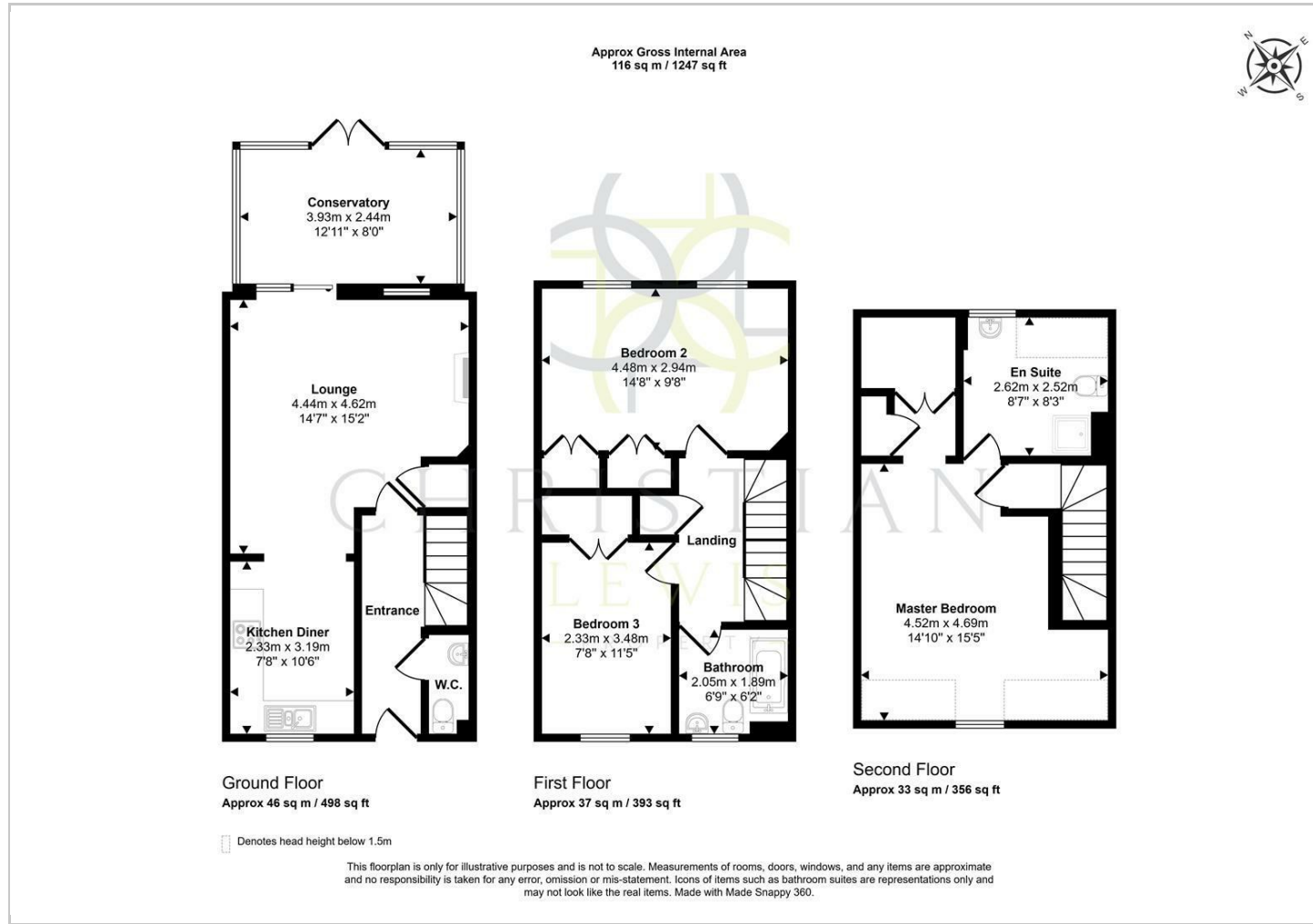
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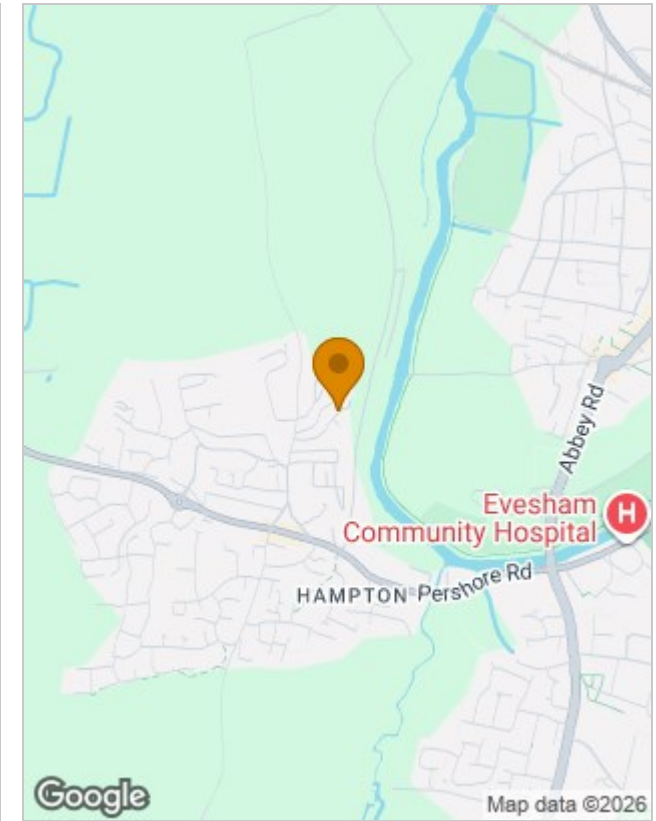




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.