



41 Balliol Gardens, Evesham, WR11 2BF

Asking price £289,950



CHRISTIAN  
LEWIS  
PROPERTY



CHRISTINA  
LEWIS

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# 41 Balliol Gardens

Evesham, WR11 2BF

- Modern semi-detached house
- Located within the Evesham gate development
- Principal bedroom with en-suite
- 3 bedrooms
- Well-presented accommodation
- Enclosed rear garden

This beautifully presented, modern three-bedroom semi-detached home is situated in the ever-popular Evesham Gate and offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey property.

The property offers well-balanced and thoughtfully arranged accommodation, combining contemporary living with everyday practicality. From the moment you step inside, the home feels bright and welcoming, with a layout designed to suit modern lifestyles.

On the ground floor, the entrance hall leads through to a comfortable living room, providing an ideal space to relax. To the rear of the property is a spacious kitchen/diner, perfectly suited for family meals and entertaining, with the added benefit of a useful utility area and a convenient downstairs WC. French doors open out to the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom, making the layout both practical and versatile.

Externally, the property enjoys an enclosed rear garden with a patio area, ideal for outdoor dining and entertaining, along with a lawned area for ease of maintenance. To the front, the home benefits from driveway parking, providing valuable off-road parking.

Conveniently located for access to local amenities, schools, and transport links, this attractive home offers modern living in a well-regarded residential area. Early viewing is highly recommended to fully appreciate the space, condition, and location on offer.



## Additional Information

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

**Local Authority:** Wychavon District Council

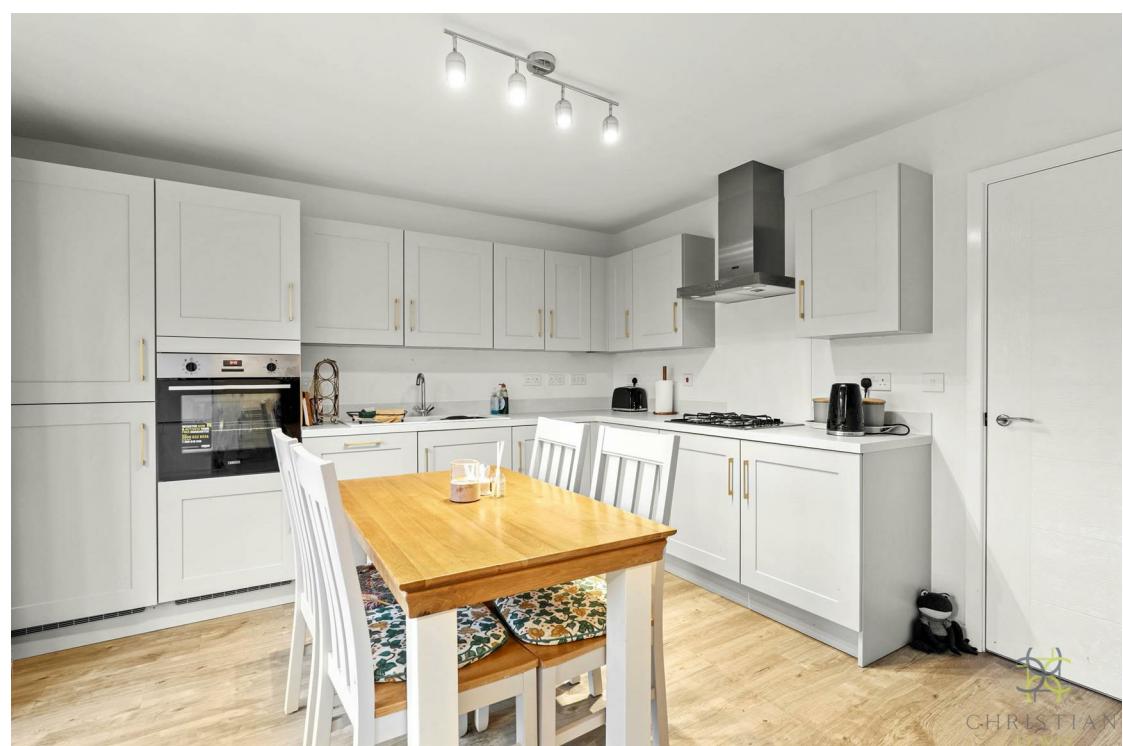
**Council Tax Band:** We understand that the Council Tax Band for the property is Band C

**EPC Rating:** B

## 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.

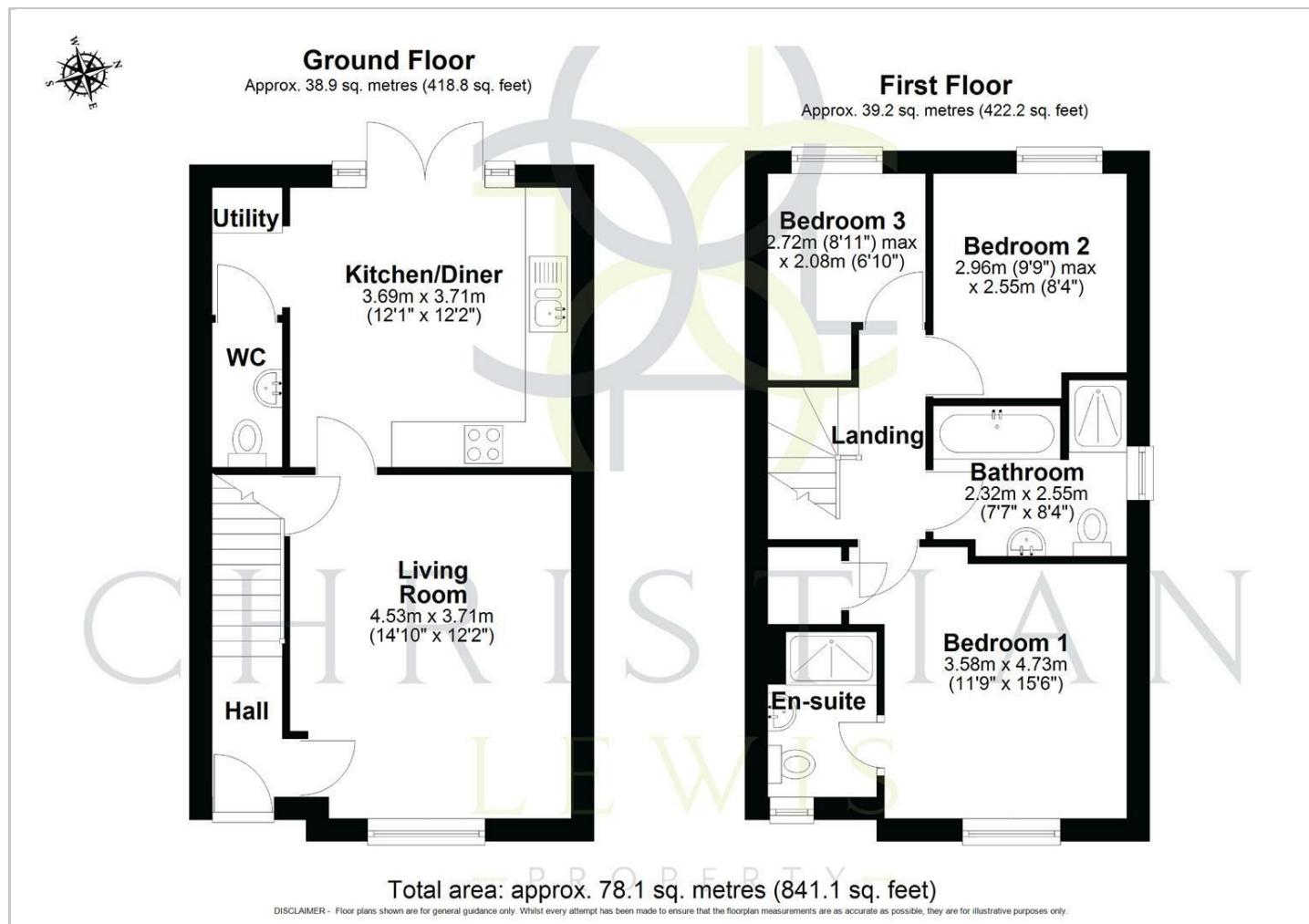




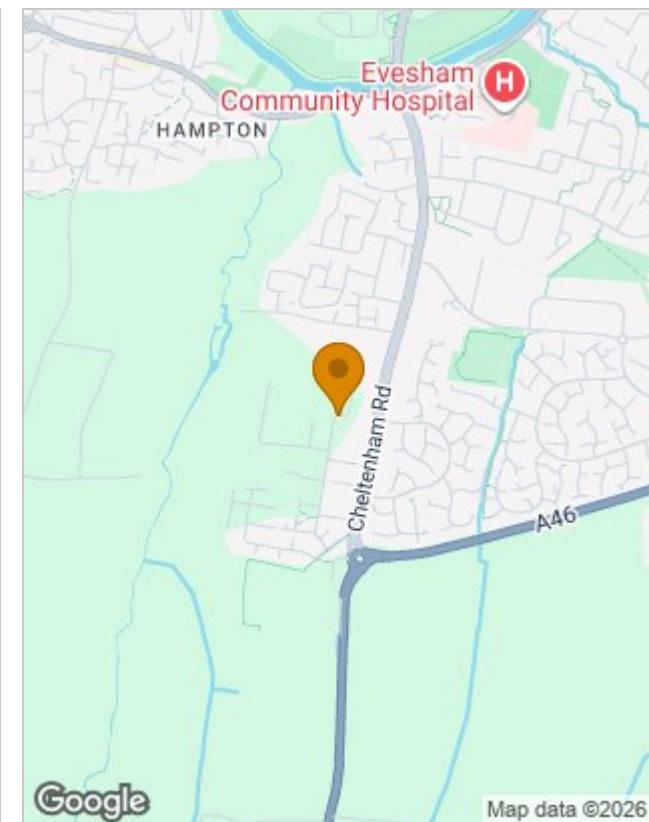


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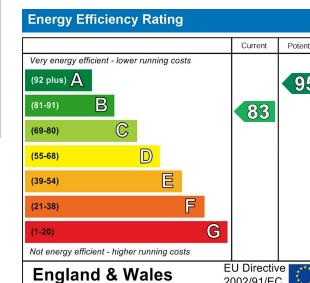
## Floor Plans



## 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.