



54 Nursery Road, Evesham, WR11 4GS

Guide price £250,000



CHRISTIAN  
LEWIS  
—PROPERTY—



# 54 Nursery Road

Evesham, WR11 4GS

- Superb views
- Three bedrooms
- Small, exclusive development
- Chain free
- Open plan living
- Parking

## GREAT VALUE AND EVEN BETTER OUTLOOK!

This well-presented three-bedroom mid-terrace property is located on a popular modern development, enjoying an attractive outlook across a green space with the river beyond. Offered to the market with no onward chain, the home features a practical and well-balanced layout ideally suited to contemporary living.

The ground floor accommodation comprises an entrance hall with a convenient cloakroom WC, and a spacious open-plan living and dining area incorporating stairs to the first floor, useful under-stairs storage, and double doors opening onto the rear garden. The modern fitted kitchen offers a range of wall and base units with integrated appliances and connects seamlessly with the main living space, creating a sociable and functional environment.

To the first floor, the main bedroom benefits from a built-in wardrobe, while the second double bedroom features a Juliet balcony overlooking the front aspect. The third bedroom is a single and provides versatility as a nursery, guest bedroom, or home office. A contemporary family bathroom serves all three bedrooms.

Externally, the rear garden is designed for ease of maintenance, primarily laid to lawn with a patio seating area, enclosed by fencing and featuring a rear access gate leading to two allocated parking spaces. This property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-positioned, chain-free home in a desirable location.

Guide price £250,000



## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band C

EPC Rating: C

Estate charge approx. £411 PA

## 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.

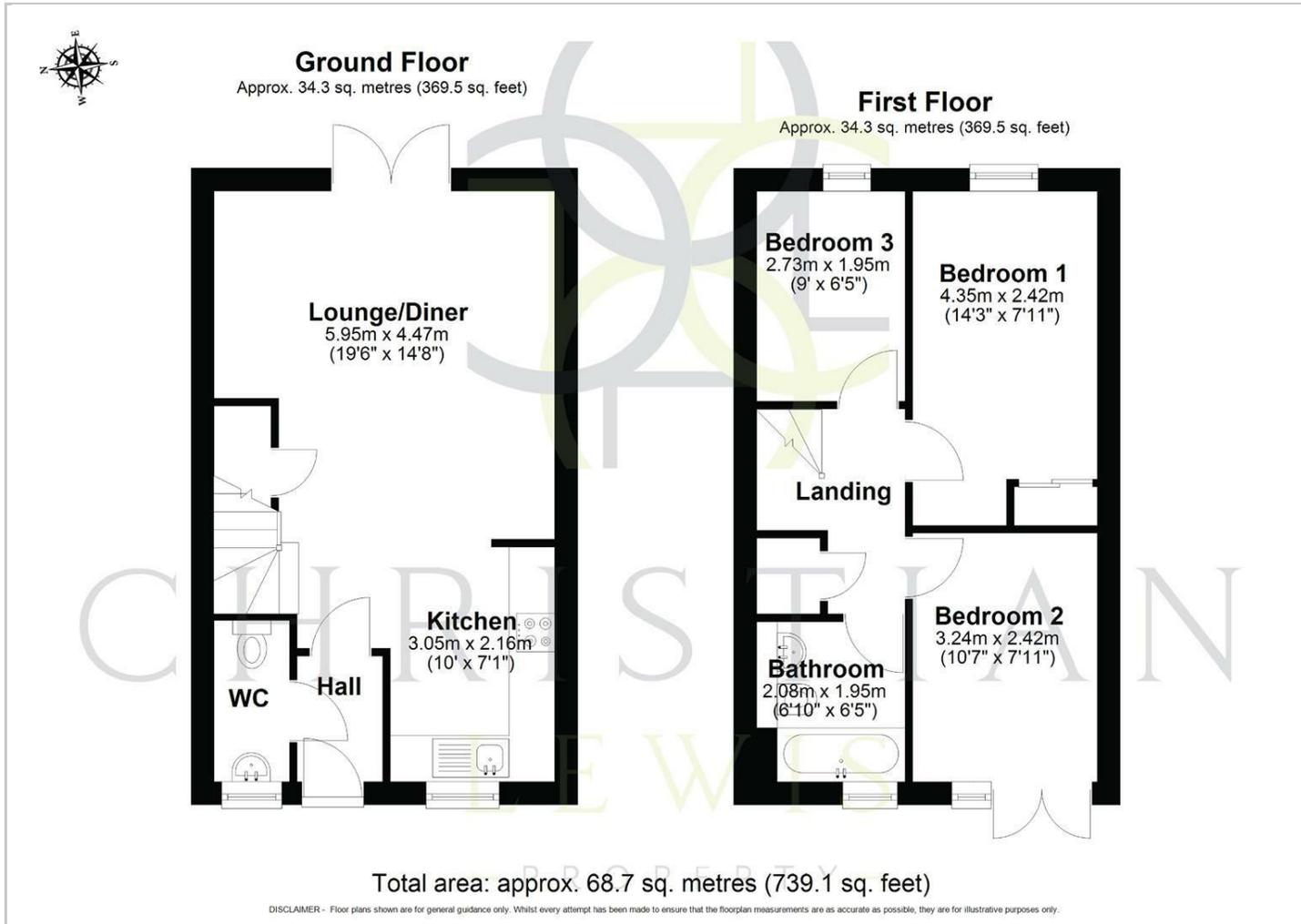




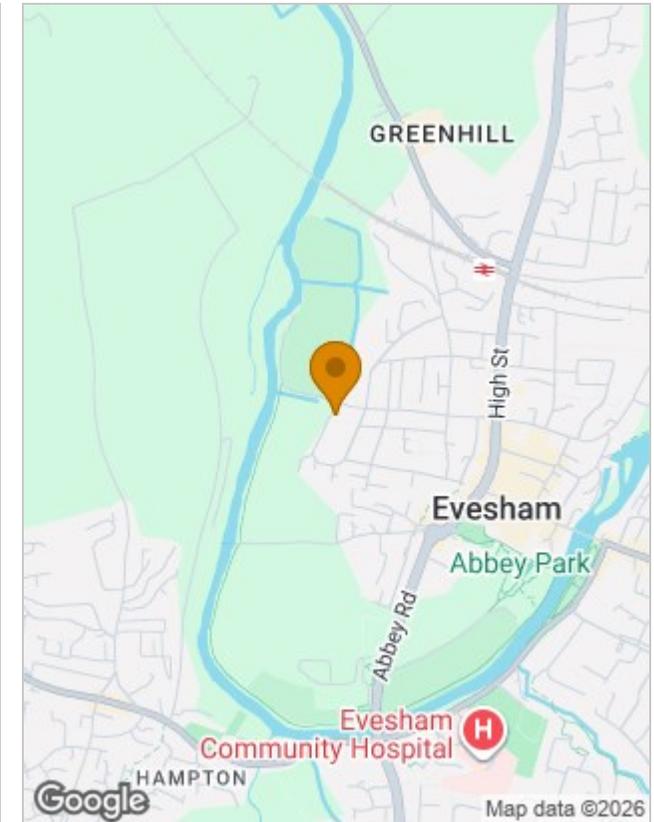


CHRISTIA  
LEWIS

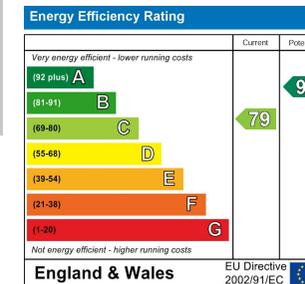
## Floor Plans



## 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.