



82 Larkspur Drive, Evesham, WR11 2NQ

Offers in the region of £230,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 82 Larkspur Drive

Evesham, WR11 2NQ

- Chain-free
- Spacious lounge
- Private rear garden
- Two well-proportioned bedrooms
- Kitchen/breakfast room
- Off-road parking for multiple vehicles

A well-presented two-bedroom mid-terraced home situated in a popular residential position on Larkspur Drive, enjoying a quiet setting with the rare advantage of open parkland directly behind the rear garden. The property offers light and neutral décor throughout, creating a clean and modern feel, and is offered to the market chain-free.

The ground floor comprises an entrance hall, a spacious lounge/dining room with a shuttered front window providing privacy and style, and a kitchen/breakfast room positioned to the rear. The kitchen offers good storage and worktop space, along with French doors that open directly onto the garden, making it ideal for everyday dining or entertaining.

On the first floor there are two well-proportioned bedrooms, along with a modern family bathroom fitted with a white suite and shower over the bath.

Outside, the rear garden is designed for minimal maintenance while still offering attractive outdoor space. There is a large tiled patio area, gravelled section, and raised beds with planting. The property also comes with off-street parking for multiple vehicles.

Located within easy reach of local shops, supermarkets and transport links, this is a fantastic opportunity to acquire a well-located home with a peaceful outlook.



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## Additional Information (Sales)

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

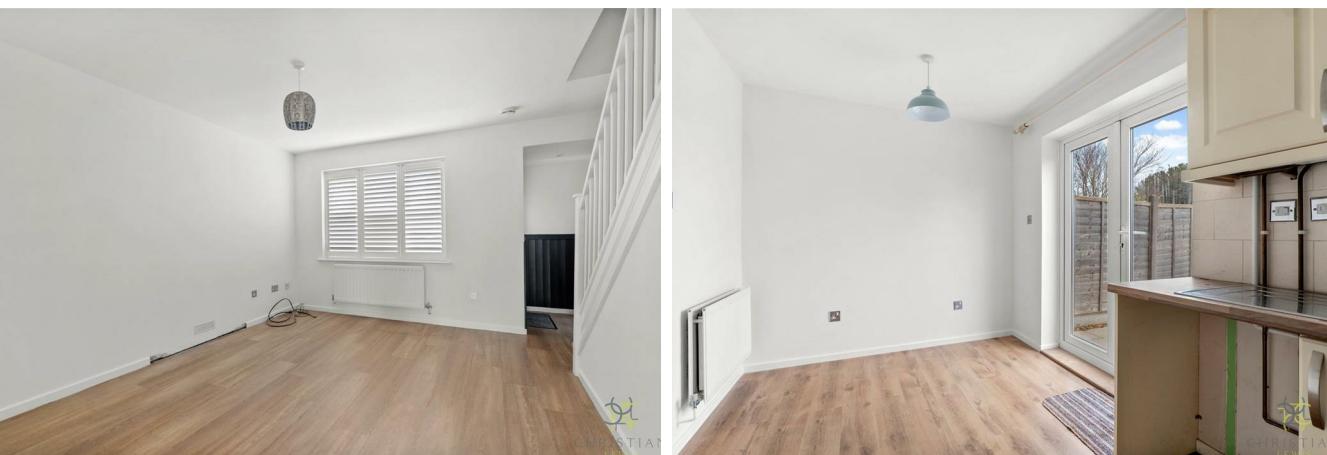
**Local Authority:** Wychavon District Council

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

**EPC Rating:** 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.

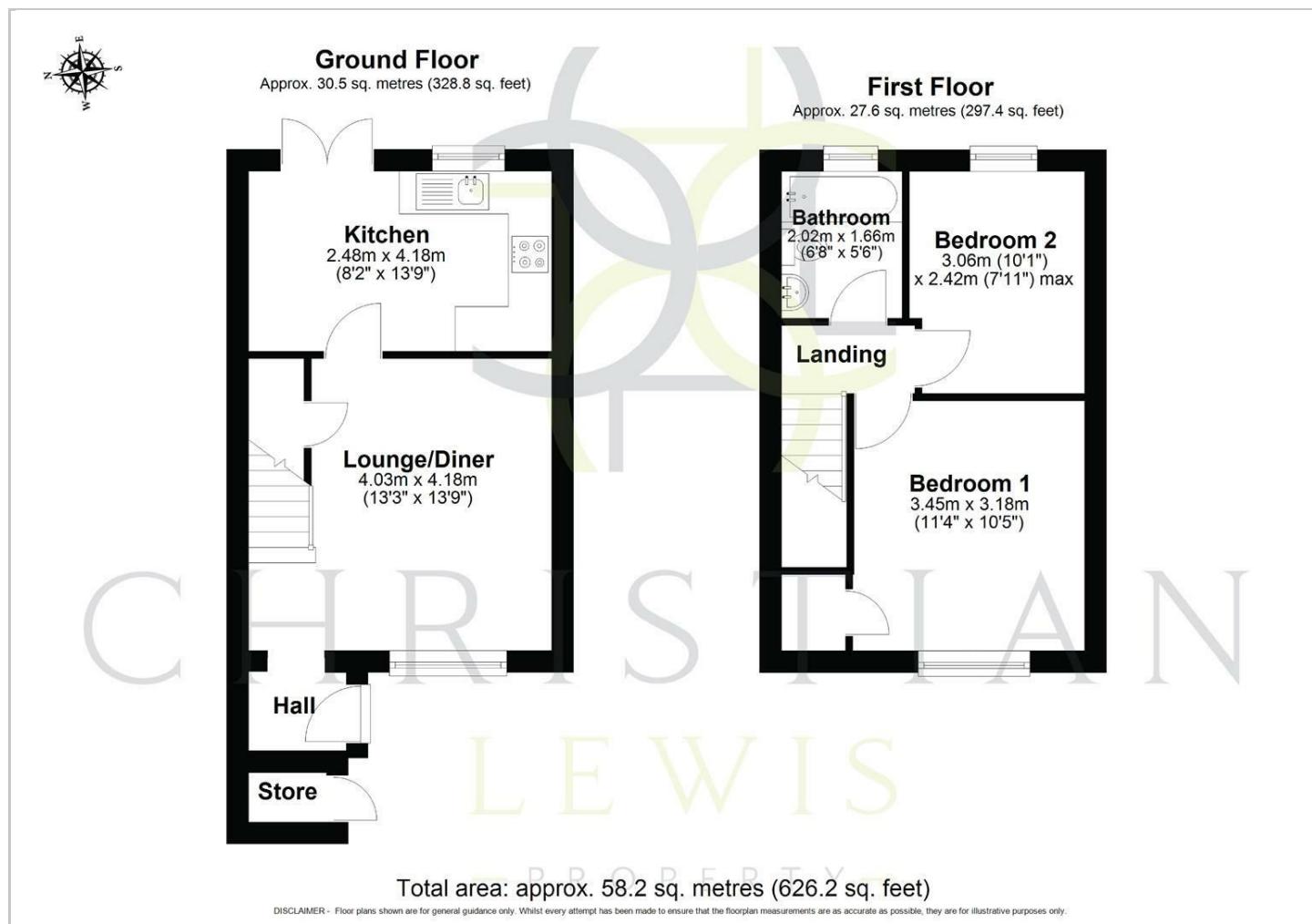




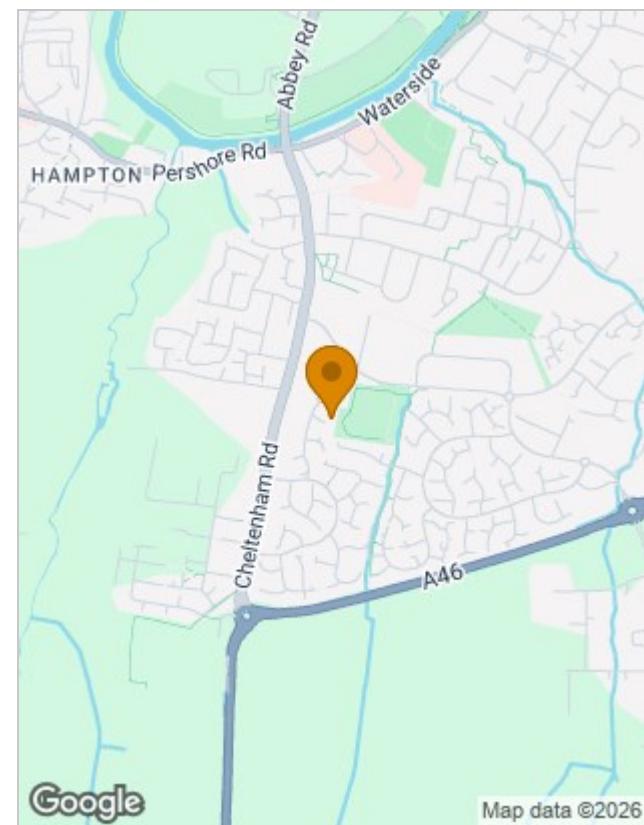


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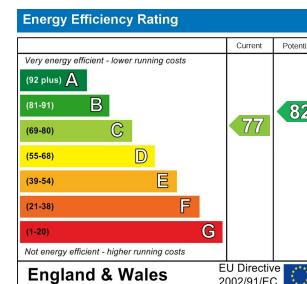
## Floor Plans



## 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.