



27 Cambria Road, Evesham, WR11 4QD

Guide price £325,000





LEWIS

# 27 Cambria Road

## Evesham, WR11 4QD

- Charming Victorian house
- Two characterful reception rooms
- Utility room and ground floor WC
- Versatile loft room
- Period features throughout
- Located in a highly desirable area
- Spacious kitchen/diner
- Three double bedrooms
- Private rear garden
- Convenient access to the town centre, train station, schools and local amenities

Situated along the ever-popular Cambria Road, this charming Victorian home offers a wonderful blend of character, versatility and generous living accommodation arranged across three floors. Located within one of Evesham's most desirable residential areas, the property is within easy reach of the town centre, train station, local schools and a range of amenities.

Upon entering, a welcoming hallway leads through to two reception rooms, each with its own charm and character. The sitting room to the front enjoys a bay window allowing natural light to pour in, creating a warm and inviting space to relax. The separate dining room provides an excellent setting for entertaining or family meals and flows through towards the kitchen.

The kitchen forms the heart of the home, offering generous worktop and cupboard space and a bright seating area enhanced by skylights that allow natural light to flood the room. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living. A useful utility room and ground floor cloakroom add further practicality.

To the first floor are three well-proportioned bedrooms along with the family bathroom. The bedrooms offer comfortable accommodation with pleasant outlooks and a continuation of the property's character.

A further staircase leads to the loft room, providing a versatile additional space which could serve as a home office, studio, hobby room or occasional guest accommodation. It also benefits from a range of fitted wardrobes.

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### Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

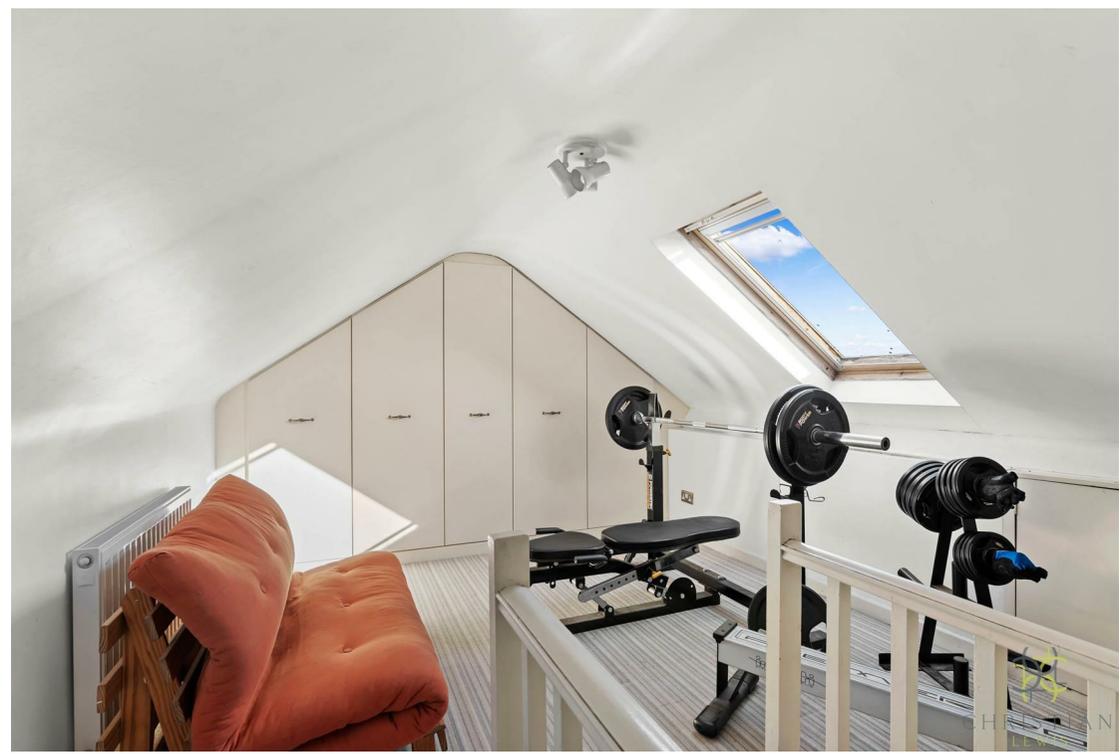
Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating D

### Disclaimer

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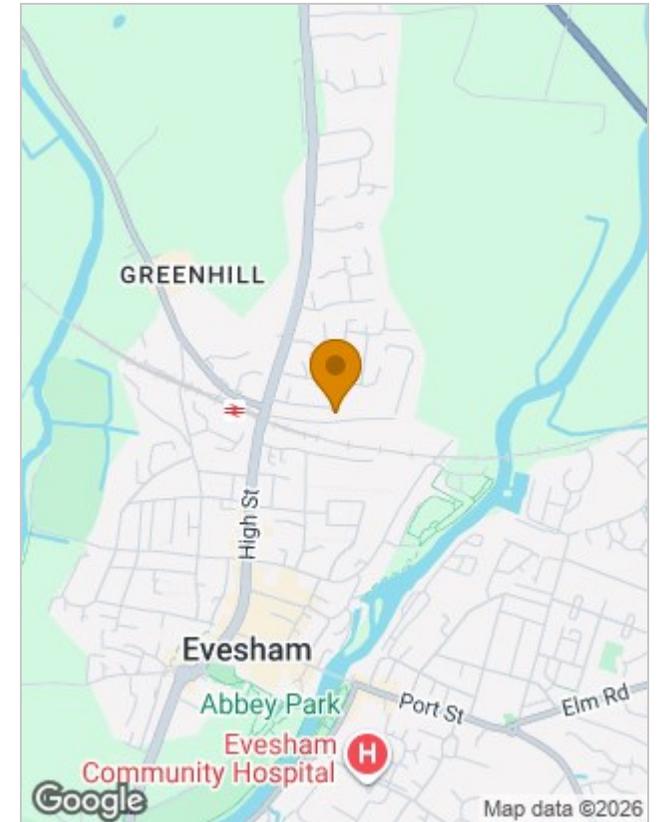




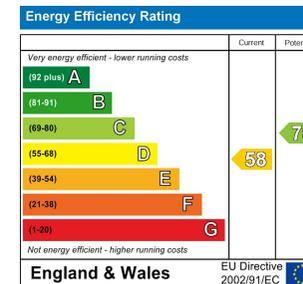
## Floor Plans



## 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.