



31 Evendene Road, Evesham, WR11 2PZ

Offers over £340,000





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# 31 Evendene Road

## Evesham, WR11 2PZ

- Beautifully presented semi-detached bungalow
- Versatile three bedroom accommodation
- Separate utility room
- Ample off-road parking
- Ready to move in condition throughout
- Comprehensively refurbished by the current owners
- Stylish open-plan kitchen/diner
- Recently replaced boiler
- Popular residential area
- Early viewing highly recommended

A chain-free, beautifully presented semi-detached bungalow situated within a popular residential area of Evesham, having been comprehensively refurbished and modernised by the current owners to create a stylish, ready-to-move-into home. Finished to an excellent standard throughout, the property benefits from double glazing, a recently replaced boiler and central heating throughout, whilst offering versatile accommodation to suit a range of buyers.

Internally, the property is both light and thoughtfully laid out. The hallway leads through to a spacious open-plan kitchen/dining room which forms the heart of the home. The dining area provides plenty of space for entertaining and dining, flowing seamlessly through to the modern fitted kitchen, enjoying views over the garden. The kitchen itself has been tastefully updated with contemporary units and ample work surface space, whilst a separate utility room adds further practicality.

To the rear is a superb lounge, creating a cosy yet spacious living area with double doors opening directly onto the garden, allowing plenty of natural light to flood the room.

The property offers three bedrooms in total, with the third bedroom currently utilised as an additional reception room/snug, making it a versatile space depending on a buyer's individual needs. The principal bedroom is a generous double room, complemented by a further well-proportioned second bedroom and a beautifully refitted bathroom finished with stylish contemporary tiling and fittings.

Externally, the property continues to impress. To the front is a substantial gravelled driveway providing ample off-road parking. The rear garden has been attractively landscaped and enjoys a good degree of privacy, featuring a combination of lawn, patio seating areas and decorative borders, alongside access to a detached garage/store room.

A beautifully updated bungalow offering flexible accommodation and excellent presentation throughout. Early viewing is highly recommended.



### 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 B**

**EPC Rating** D

### Disclaimer

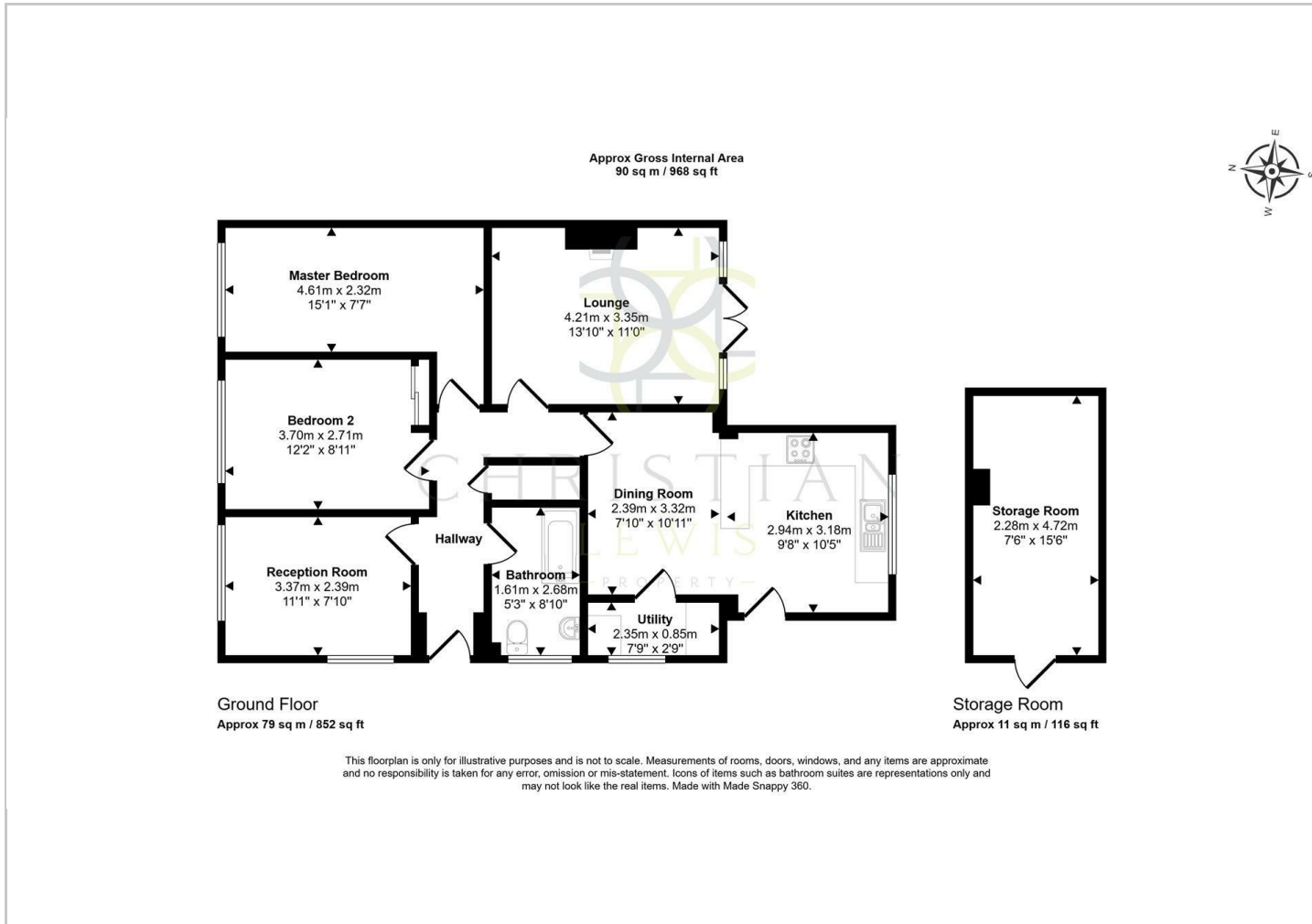
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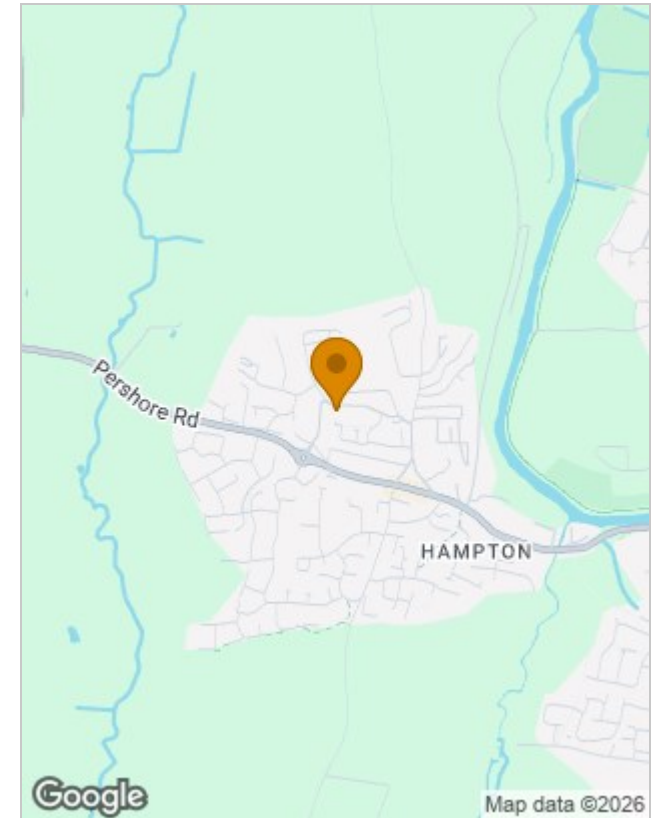




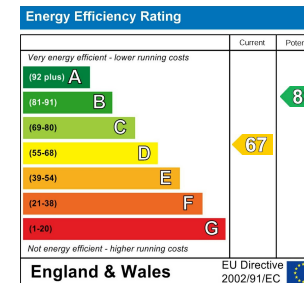
## Floor Plans



## 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.