



71 Northwick Road, Evesham, WR11 3AL

Offers in the region of £210,000







CHRISTIAN  
LEWIS

# 71 Northwick Road

Evesham, WR11 3AL

- Two double bedrooms
- Scope to add value
- Handsome red brick
- Period property
- Calling all first time buyers
- Great value

A wonderful period property with tons of scope to add value and personalise.

Situated just a short walk from Evesham's vibrant town centre and the picturesque River Avon, this delightful two-bedroom property offers an ideal blend of comfort, convenience, and character.

As you step inside, you're welcomed by a generously sized open-plan living and dining area—perfect for both relaxing evenings and entertaining guests. This versatile space flows effortlessly into a well-equipped kitchen, which features a range of fitted base and wall units providing excellent storage options. There's also space for a compact dining table, making it ideal for casual meals or morning coffee. The kitchen comes complete with fittings for various appliances and white goods, and is complemented by a separate utility area for added practicality.

French doors open out onto a charming rear garden, beginning with a paved patio area ideal for outdoor seating and dining in the warmer months. Beyond the patio, a neat lawn provides additional outdoor space for relaxation or gardening.

Upstairs, the accommodation comprises a comfortable master bedroom and a second bedroom that could serve as a guest room, nursery, or home office. The spacious family bathroom includes a bathtub, separate shower, wash basin, and W.C.—providing all the essentials for modern living.

The front of the property features a private fenced-in area with a paved patio section, offering a welcoming first impression and additional outdoor seating options.

This lovely home is perfect for first-time buyers, small families, or anyone looking to enjoy the convenience of town-centre living with the added bonus of green spaces nearby.

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## Additional Information

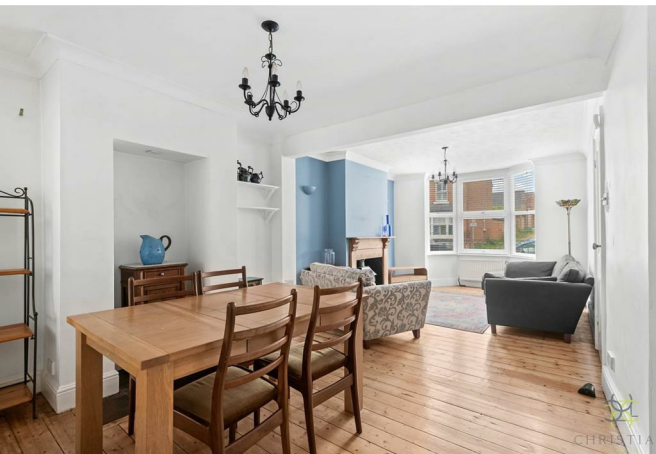
**Tenure:** We understand that the property is for sale Freehold.

**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

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.













Floor Plans



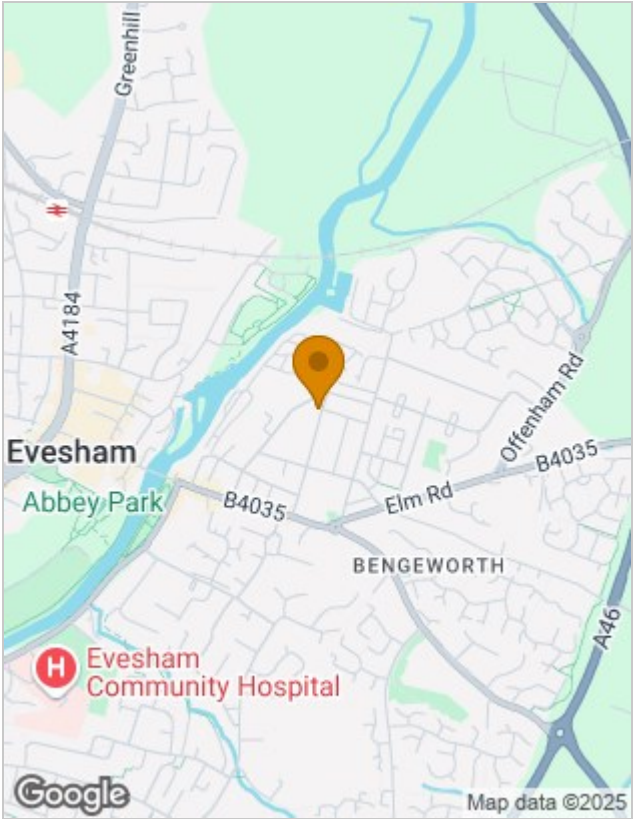
Viewing

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.

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Location Map



Energy Performance Graph

