



6 Clyde Avenue, Evesham, WR11 3FE

Guide price £495,000





# 6 Clyde Avenue

Evesham, WR11 3FE

- A brilliant Bryant family home offered to the market in pristine order
- Four bedrooms, two bathrooms
- Parking to the front
- Beautiful kitchen, dining, family room which spans the width of the property
- Refurbished kitchen, ensuite, bathroom and downstairs w/c
- A well stocked and sunny south facing garden

ARE YOU LOOKING TO DOWNSIZE AND REQUIRE MORE DOWNSTAIRS SPACE THAN UPSTAIRS? IF SO, THIS MIGHT JUST BE THE HOME FOR YOU!

An exceptional example of a Bryant-built family home, this beautifully presented property has been thoughtfully upgraded and meticulously maintained by the current owners, creating a stylish and truly turn-key home ready for immediate occupation. Situated on the highly desirable and well-regarded Cotswold Rise development, this impressive residence must be viewed in person to be fully appreciated.

The property offers well-balanced and versatile accommodation throughout, with a layout designed perfectly for modern family living. A particular highlight of the home is the stunning open-plan kitchen/dining/family room located to the rear, providing a wonderful social and entertaining space while enjoying views of the garden.

The accommodation briefly comprises a welcoming entrance hall, a recently refurbished cloakroom/WC, and a spacious living room. To the rear of the property is the beautifully appointed kitchen/dining/family room, fitted to a high standard and complemented by a separate utility area.

Upstairs, the first floor offers four well-proportioned bedrooms, including a generous principal bedroom with a stylishly refitted ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, which has also been refurbished to an excellent standard.

Externally, the property benefits from off-road parking for a couple of vehicles, a useful store room to the front, and a well-maintained south-facing rear garden that is attractively stocked with a variety of plants and shrubs, creating a pleasant and private outdoor space.

This superb home combines modern upgrades, spacious accommodation and a highly sought-after location, making it an ideal choice for families and buyers looking for a property that is ready to move straight into.



## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

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

EPC Rating C

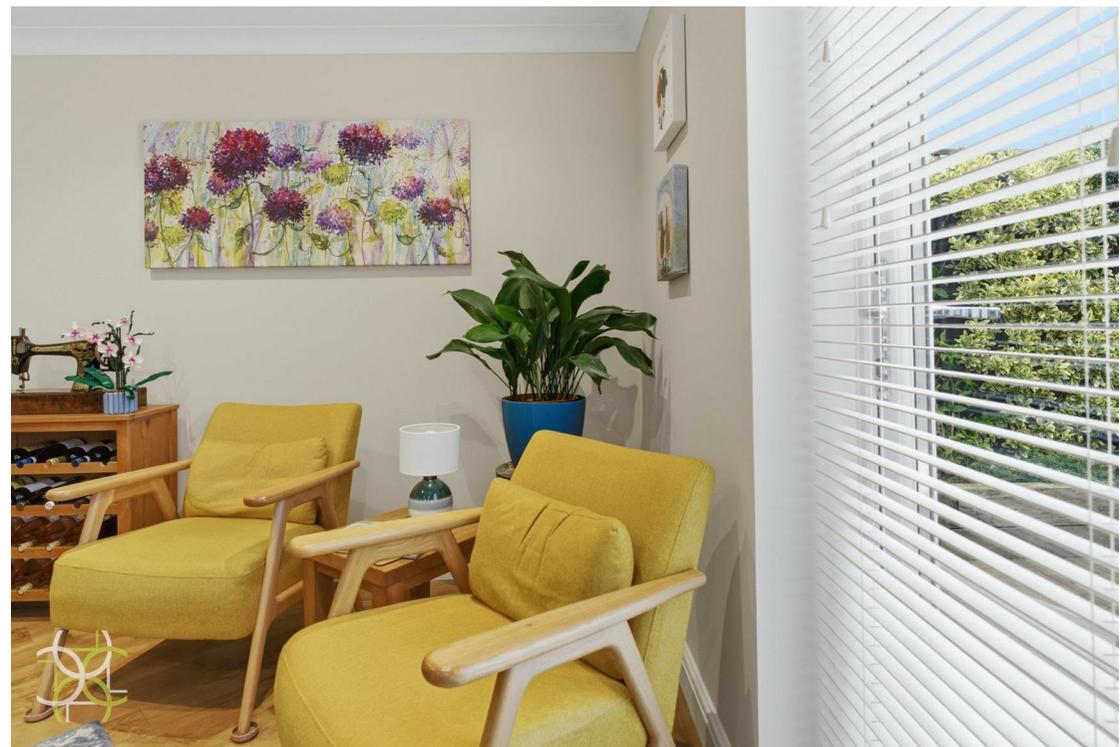
## DISCLAIMER

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.

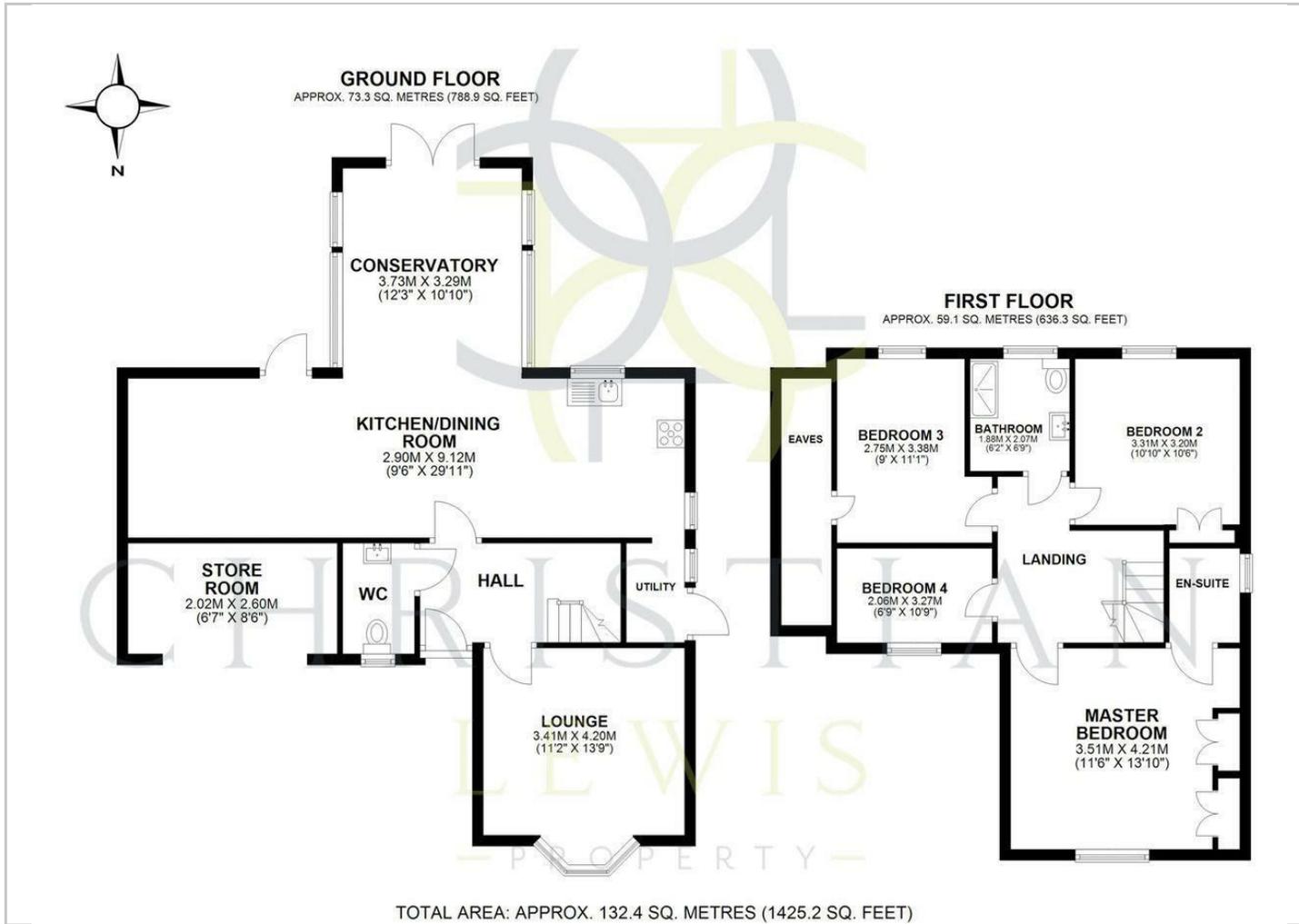
Please inform us if you become aware of any information being inaccurate.







## Floor Plans



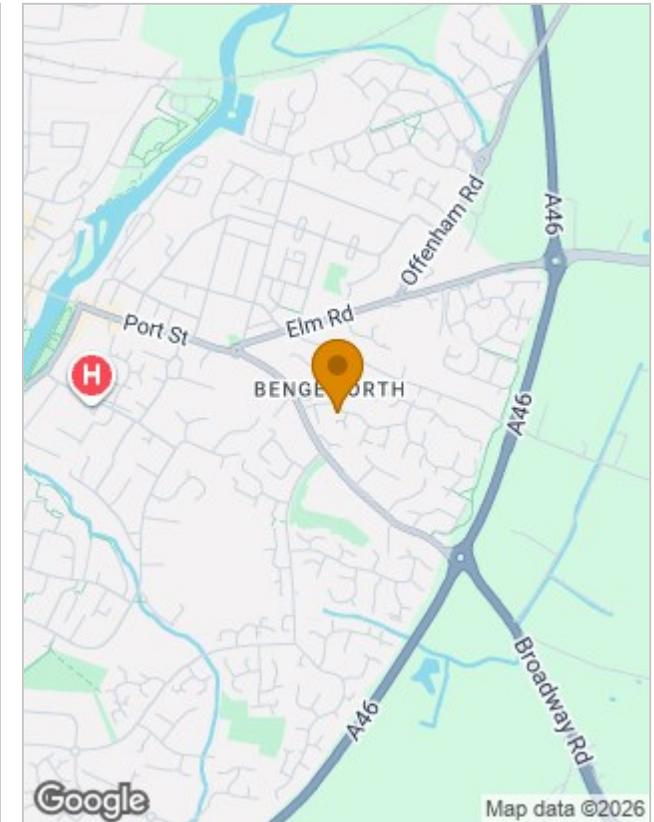
## Viewing

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

