



53 Main Street, Evesham, WR11 7UE

Asking price £325,000



CHRISTIAN
LEWIS
PROPERTY



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Evesham, WR11 7UE

- Chain free
- Parking plus garage
- Tremendous potential
- Offering scope to put your own stamp the property
- Village location
- Must be viewed to be appreciated

Located on Main Street in the popular village of Sedgeberrow, this three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, with the added benefit of a garage, conservatory and private rear garden. The property is conveniently placed for village life and surrounding countryside.

The ground floor comprises a welcoming entrance hall with stairs rising to the first floor and access to the main living areas. The living room is a generous space with a large front-facing window allowing plenty of natural light, while the dining room provides an ideal setting for family meals or entertaining. The kitchen is positioned to the rear of the property and offers a practical layout with access through to the conservatory, which overlooks the garden and provides an additional reception space.

To the first floor, the landing leads to three bedrooms, including a well-sized principal bedroom, alongside two further bedrooms suitable for children, guests or home working. A family bathroom completes the accommodation.

Externally, the property benefits from off-road parking and an integral garage, together with a private rear garden. While the home would now benefit from a degree of modernisation, it presents an excellent opportunity for buyers looking to update and personalise a property to their own tastes.

Early viewing is recommended to fully appreciate the space on offer and the opportunity it presents.



(SALES) 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 D

EPC Rating: F

PLEASE NOTE: The gas tank serving the property has been disconnected, meaning the property is not currently served by a functioning heating system. As such, a new heating system will need to be installed by the incoming purchaser

(SALES) Disclaimer

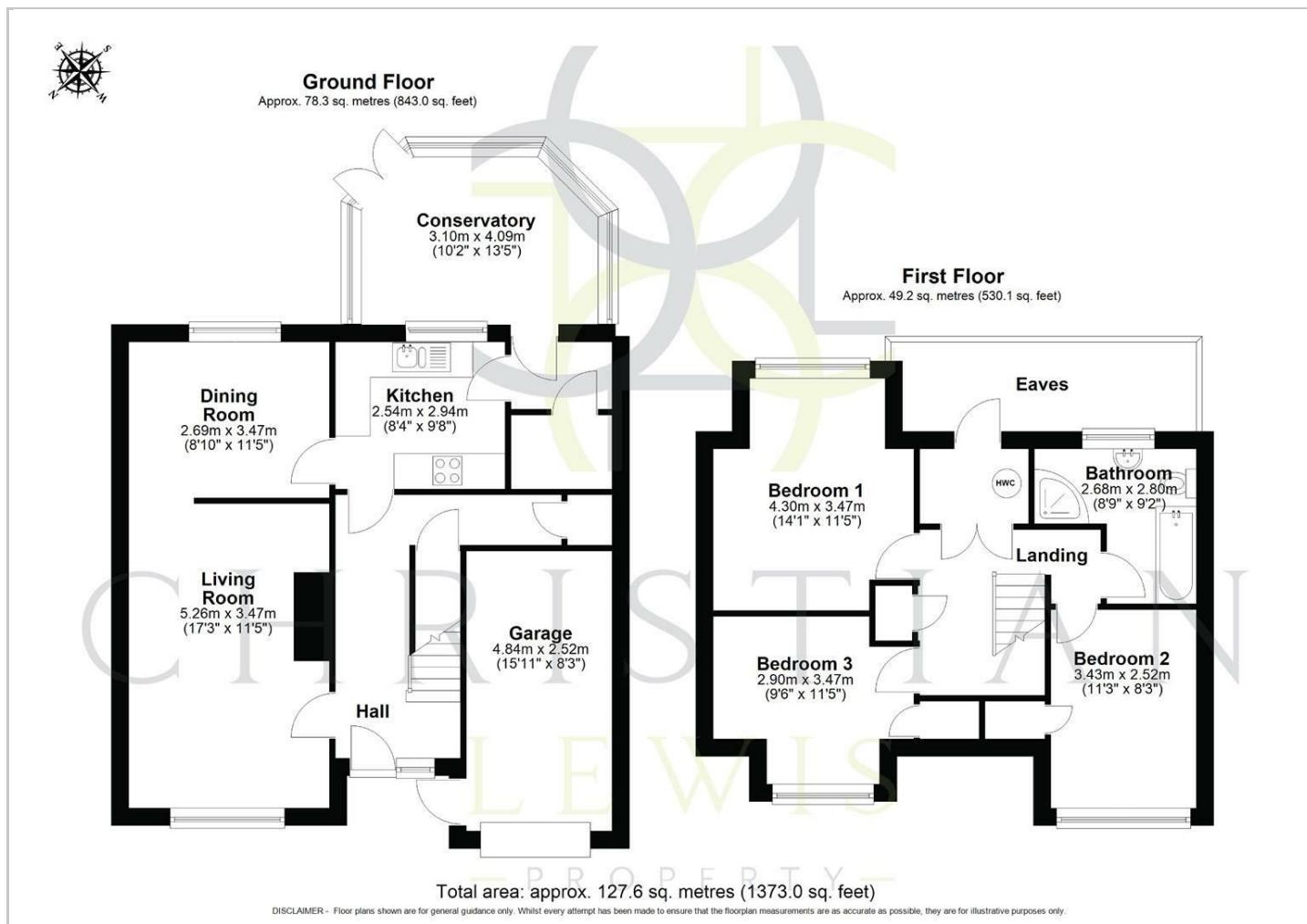
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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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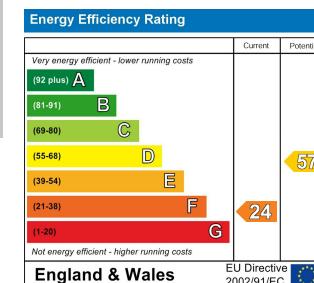
Floor Plans



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.