



48 Albert Road, Evesham, WR11 4JZ

Offers over £250,000









# 48 Albert Road

## Evesham, WR11 4JZ

- Spacious three-bedroom semi detached home
- Three reception rooms offering flexible living space
- Kitchen with adjoining utility area and downstairs WC
- Family bathroom on the first floor
- Driveway and car port providing off-road parking
- Generous overall footprint
- Bay-fronted lounge and separate dining room
- Three well proportioned bedrooms
- Substantial rear garden
- Convenient access to town centre, schools and transport links

Situated on the ever-convenient Albert Road, Evesham, this spacious three-bedroom semi-detached home offers excellent internal proportions, a versatile layout, and strong potential for a buyer to make it their own.

The ground floor provides a generous footprint, comprising a bay-fronted lounge, separate dining room, and an additional reception room, offering flexibility for modern family living, home working, or play space. The kitchen is positioned to the rear with access through to a useful utility area and downstairs WC, while a conservatory opens onto the garden, adding further living space and garden connection.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a family bathroom.

Externally, the property benefits from a sizeable rear garden with patio, lawn, and greenhouse, presenting a great opportunity for landscaping or extension (subject to the necessary consents). To the front, there is off-road parking via a driveway and carport.

Albert Road is ideally positioned for easy access to Evesham town centre, local schools, and transport links, making this a highly practical location for a range of buyers.

This is a property that offers space, flexibility, and scope for improvement, ideal for buyers looking to add value and create a long-term home.

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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

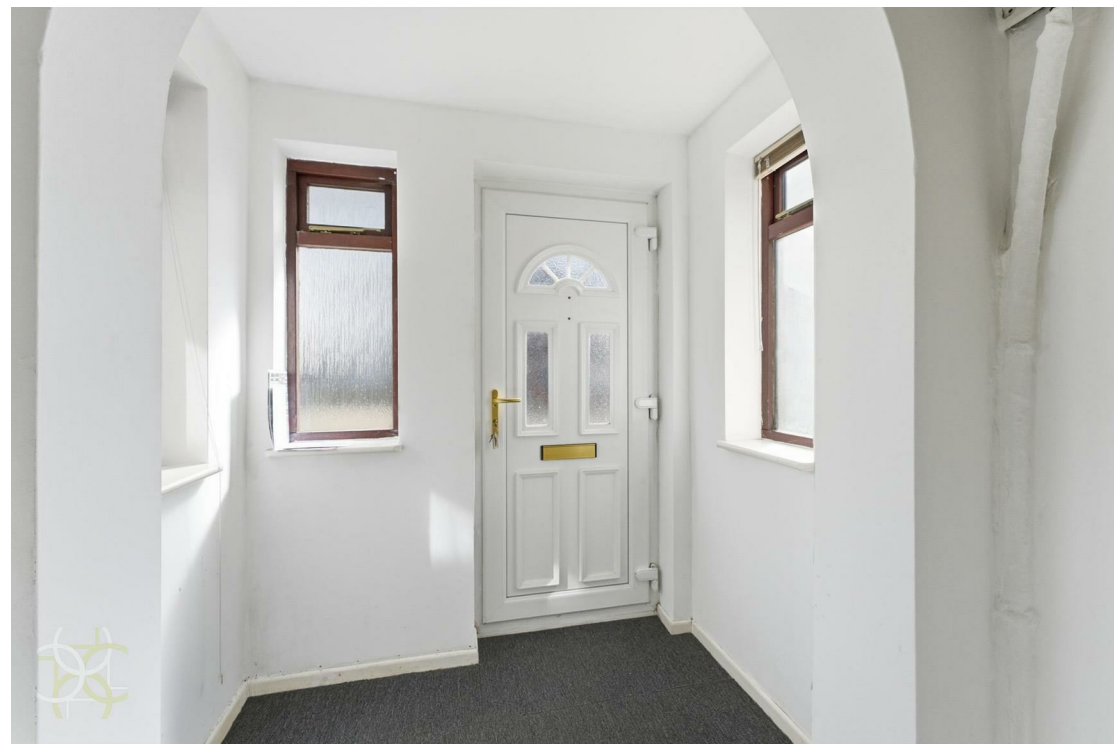
**EPC Rating** D

### Disclaimer

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.







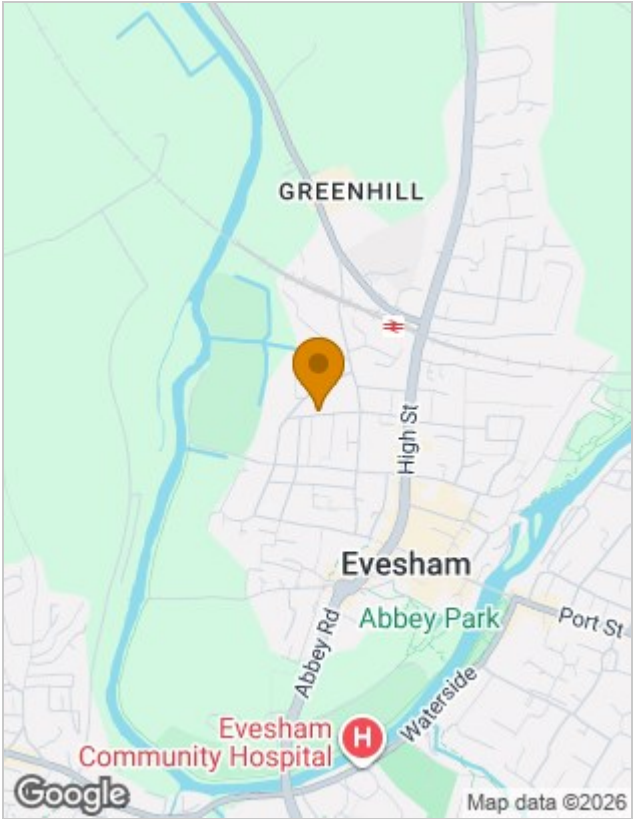




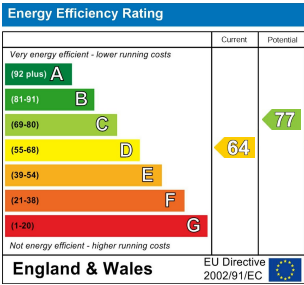
Floor Plans



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.