



1 Abbots Walk, Evesham, WR11 4BW

Offers over £215,000

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CHRISTIAN  
LEWIS

Offers over £215,000

# 1 Abbots Walk

Evesham, WR11 4BW

- Three bedrooms
- Central location
- Very spacious
- Lovingly owned for many years

A LARGE THREE BEDROOM HOME OFFERED IN A CENTRAL LOCATION - CLOSE TO AMENITIES

An excellent opportunity to acquire a deceptively spacious three-bedroom home, thoughtfully cared for and meticulously maintained by the current owner over many years. This well-presented property is likely to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance hall, ground floor W/C, a recently refitted kitchen, and a generous lounge/diner with double doors opening onto the rear garden.

To the first floor, there are three well-proportioned bedrooms and a refurbished shower room.

Externally, the property benefits from a south-facing, low-maintenance rear garden—ideal for enjoying outdoor living with minimal upkeep.



#### Additional Information

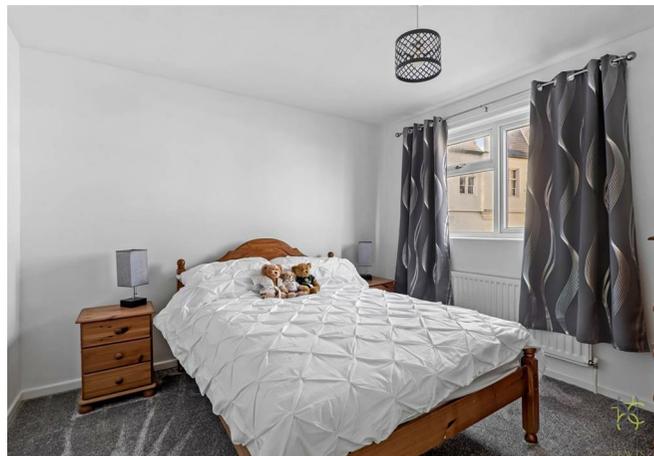
Tenure: We understand that the property for sale is Freehold  
Local Authority: Wychavon District Council  
Council Tax Band: We understand that the Council Tax Band for the property is Band B  
EPC Rating C

#### 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.

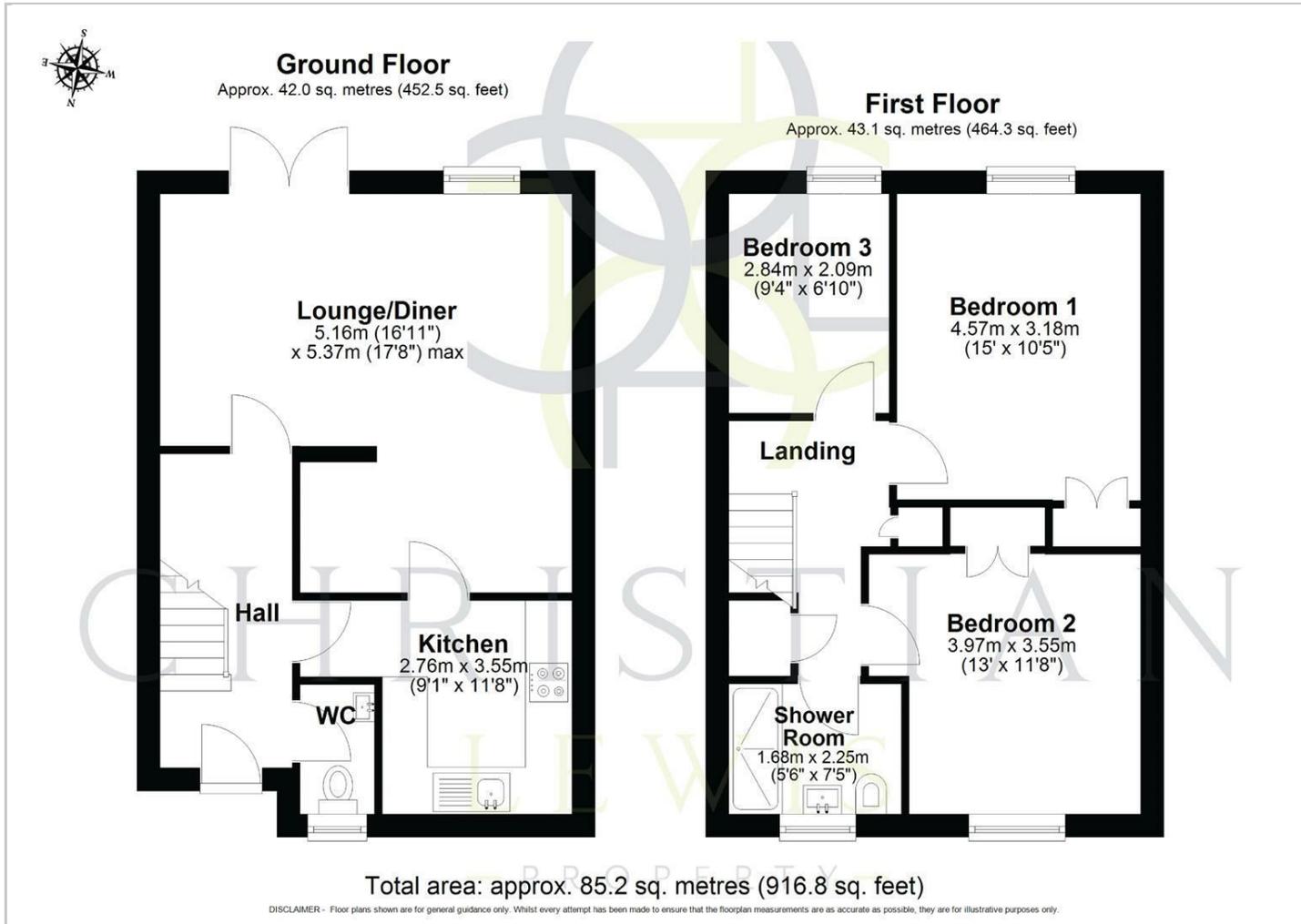
Please inform us if you become aware of any information being inaccurate.







## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	