



12 Queens Road, Evesham, WR11 4JN

Offers over £375,000



CHRISTIAN
LEWIS
—PROPERTY—



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- A sensational period property oozing with character features
- Permit parking
- Extremely spacious over 1,700sqft
- Well established garden with walled garden
- Beautiful single storey extension to the rear with exposed brickwork
- Walking distance to Prince Henrys High School, Train Station and town centre
- Refurbished throughout
- Large garden room/shed fully insulated, double-glazed and with electricity

A truly sensational Victorian family home, rich in period charm and character blending original features with thoughtful contemporary enhancements.

No. 12 Queens Road stands as a fine example of how a traditional period property should be presented, having been meticulously refurbished by the current owners to restore and celebrate its original features.

This handsome red-brick home boasts an abundance of retained features synonymous with its era, including original floorboards, beautifully preserved internal doors, cast iron fireplaces, elegant picture rails, and many further period details that enhance its charm. The careful balance between heritage character and modern refinement creates a warm, stylish, and highly functional family home. Properties of this calibre are rarely available, and this exceptional home truly needs to be experienced in person to be fully appreciated.

Extending to in excess of 1,700 sq ft, the accommodation is both generous and well-balanced. The ground floor comprises a welcoming entrance hall, an elegant living room, and a cosy snug featuring a log burner, which flows seamlessly into a light-filled rear extension. This impressive space, enhanced by a large skylight, forms the principal dining area and leads through to a recently refitted kitchen, complemented by a ground floor WC—ideal for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms served by a contemporary family bathroom. Further benefits include permit parking and a converted basement offering excellent versatility, suitable for a variety of uses such as a home office, gym, playroom, or additional living space. Externally, the property enjoys a completely private rear garden, providing a peaceful retreat. Ideally located within walking distance of the local town centre and mainline train station, the property offers direct rail services to London Paddington, making it perfectly suited for commuters and families alike.



Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax 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.



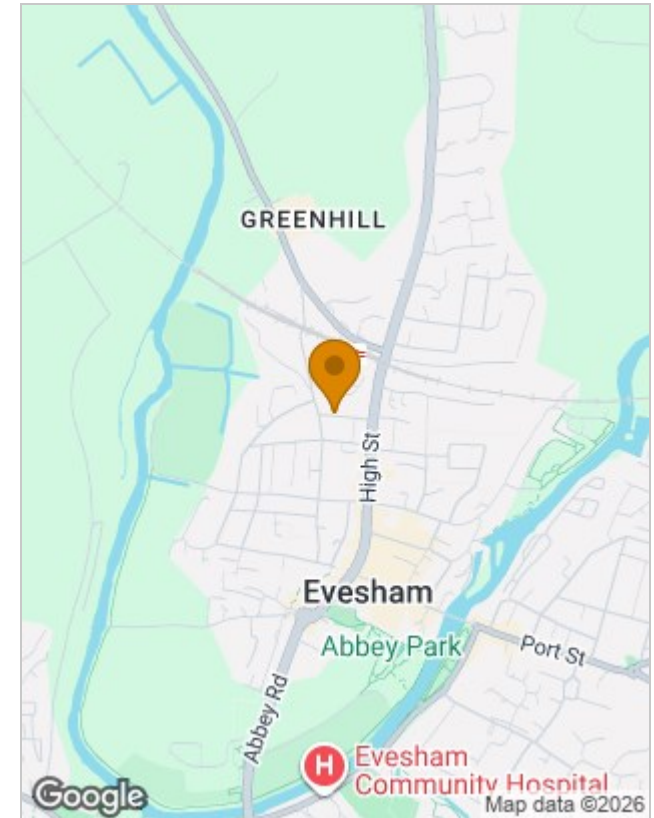




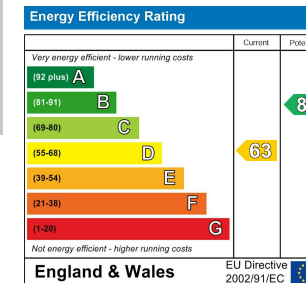
Floor Plans



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.