



1 Stubbington End

, Evesham, WR11 2SF

**Offers over £250,000**





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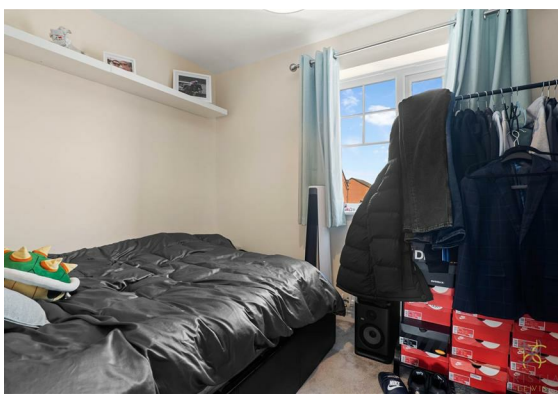
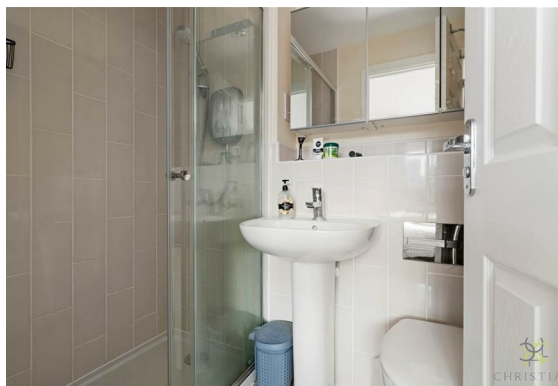
, Evesham, WR11 2SF

A modern, energy efficient starter home offered to the market with no onward chain.

This beautifully presented home offers a warm and welcoming feel from the moment you step inside. The entrance hall leads to a convenient cloakroom, a well-equipped modern kitchen including a built-in electric hob/oven, integral fridge freezer, washer dryer and slimline dishwasher. The property also benefits from a generous lounge/dining area, perfect for both relaxing and entertaining. Large patio doors flood the space with natural light and provide direct access to the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, a side-aspect window on the first-floor landing allows for plenty of natural light, creating a bright and airy feel to the stairs and landing. You'll also find two comfortable double bedrooms, with the main bedroom enjoying the luxury of floor to ceiling fitted wardrobes and an en-suite shower room. The second bedroom is served by a stylish family bathroom, making this an ideal layout for couples, small families, or those seeking a guest room or home office.

Outside, the enclosed rear garden offers a lovely mix of lawn and patio seating areas, perfect for summer barbecues, gardening, or simply enjoying the fresh air. A garden shed provides extra storage, while gated side access adds practicality. To the front, there is off-road parking for two vehicles, completing this fantastic property package.







## Additional Information

Additional Information - Tenure: We understand that the property for sale is Freehold.

Local Authority: Wychavon District Council

Council Tax Band: C

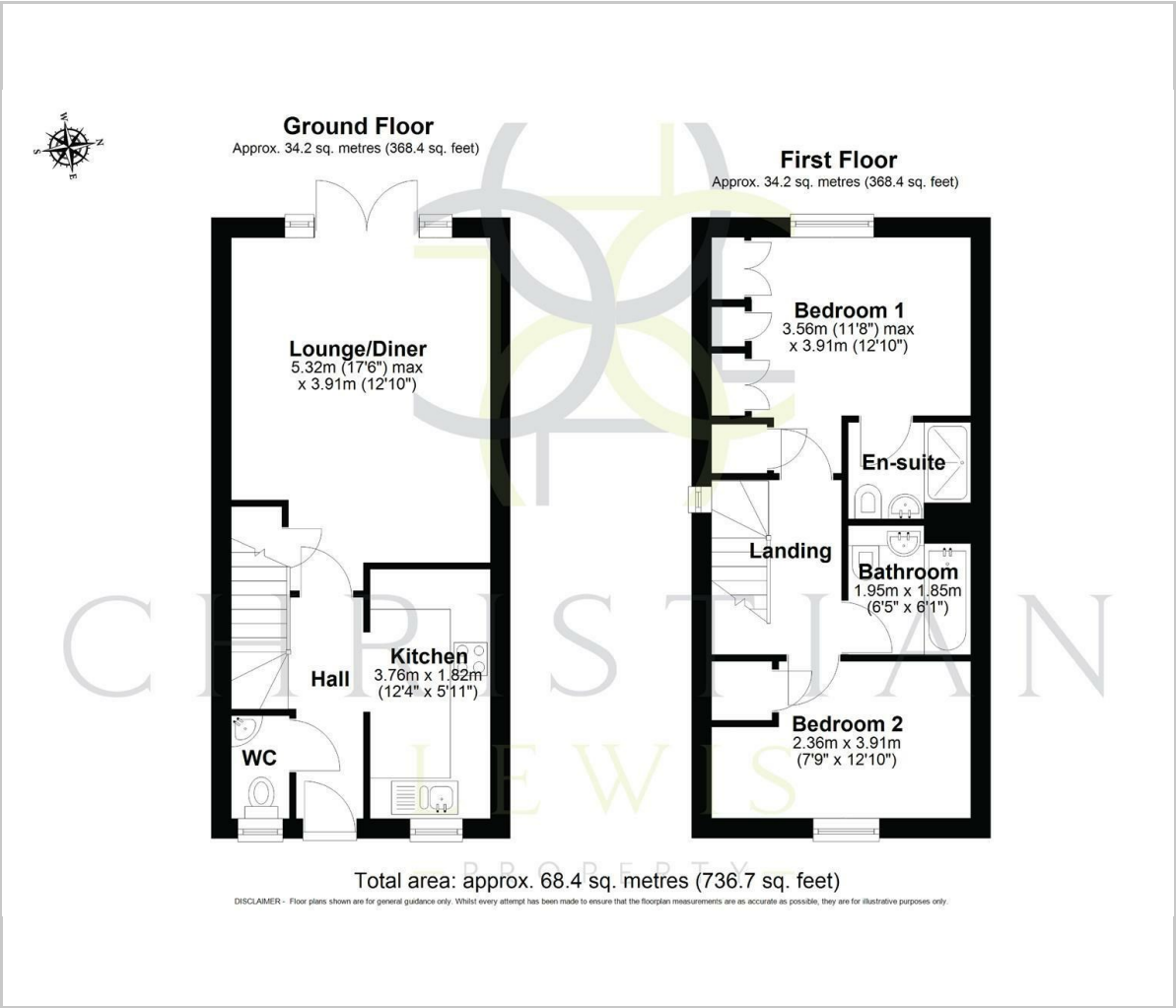
EPC Rating: B

Estate charges apply

## 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 Plan



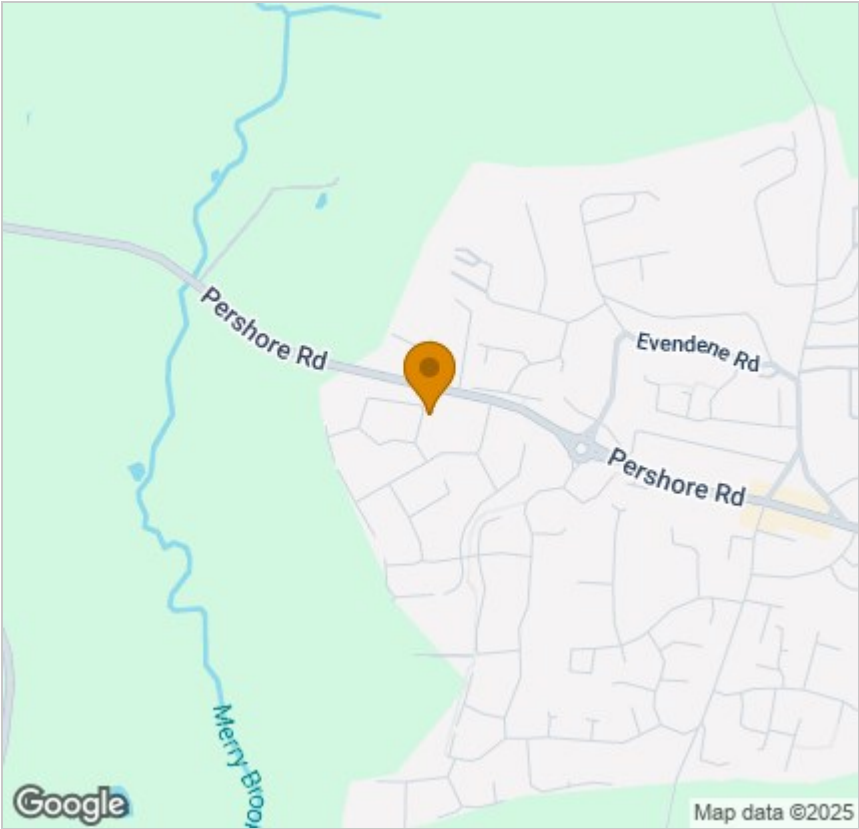
Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

