



11, Craven Court Church Street, Evesham, WR11 1FB

Offers in excess of £170,000





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# 11, Craven Court Church Street

Evesham, WR11 1FB

- Two-bedroom mid-terrace house
- Convenient position within easy reach of the town centre
- Downstairs WC
- Spacious and light-filled lounge/diner
- Low-maintenance rear garden
- Ideal first-time purchase or investment opportunity

Situated within Craven Court, just off Church Street in Evesham, this well-presented two-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, investors, or those looking for a conveniently located property.

Built in 2010, the property benefits from a modern layout and well-proportioned accommodation throughout. On the ground floor, there is an entrance hallway, with a door leading to a downstairs WC for added convenience, and access through to a bright and spacious lounge diner, offering an excellent space for both relaxing and entertaining. A door opens out onto the rear garden, allowing for plenty of natural light and a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of base and wall units, providing a practical and functional cooking space. A door from the hallway also leads to a downstairs WC

To the first floor, there are two bedrooms, including a generous principal bedroom and a second bedroom which would lend itself well as a guest room, nursery, or home office. The bathroom is fitted with a white suite, including a bath with shower over.

Externally, the property benefits from a low-maintenance rear garden, designed for ease of upkeep and ideal for outdoor seating and entertaining. The property also enjoys a central yet tucked-away position, providing convenient access to Evesham town centre, local amenities, and transport links.

An excellent opportunity to acquire a modern home in a highly convenient location.



## Additional Information

**Tenure:** We understand that the property for sale is currently shared ownership (50%) however the current owner is purchasing the remaining 50% to allow it to be sold as 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

**Service charge** of approx. £325 per annum

## Disclaimer

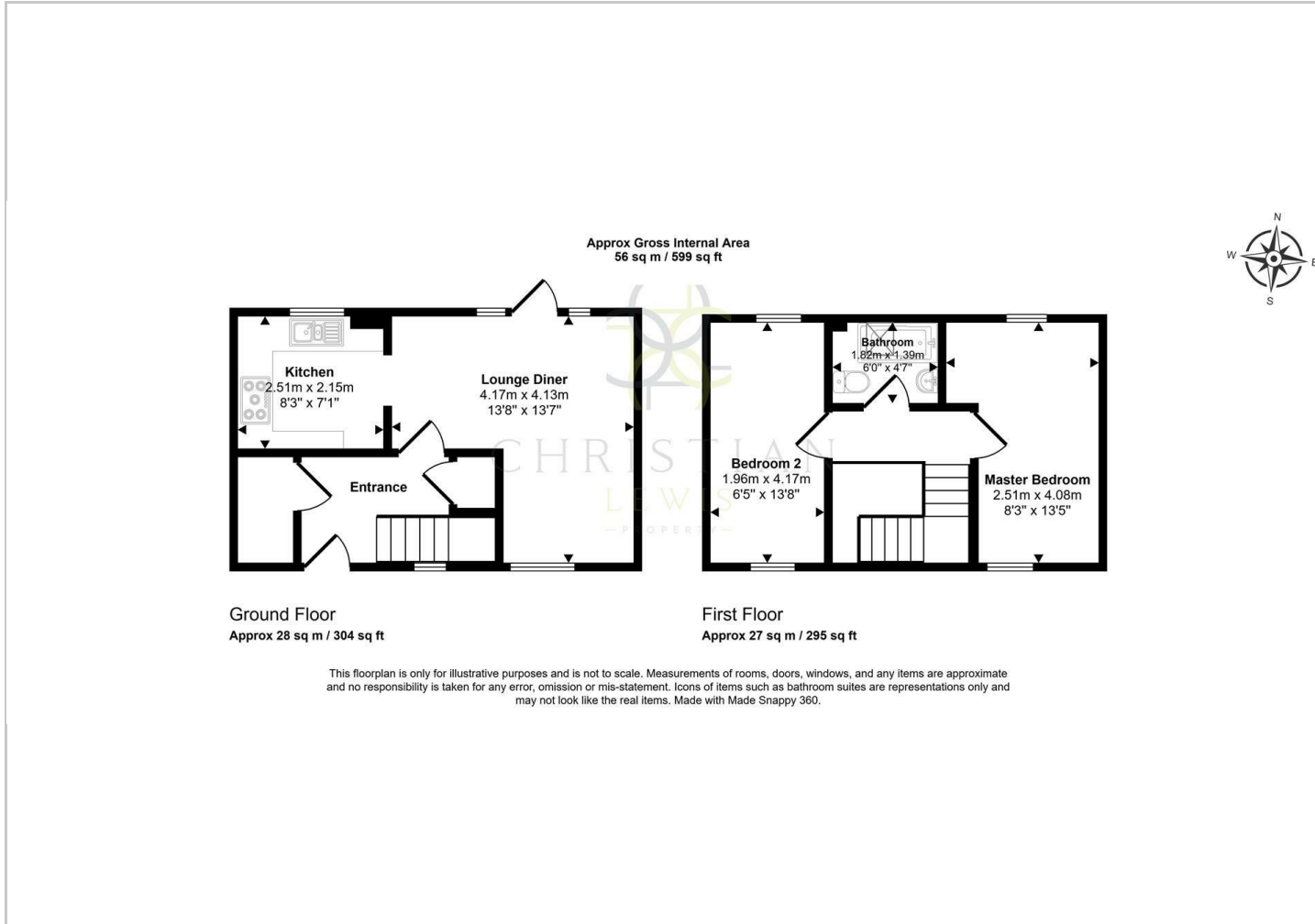
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



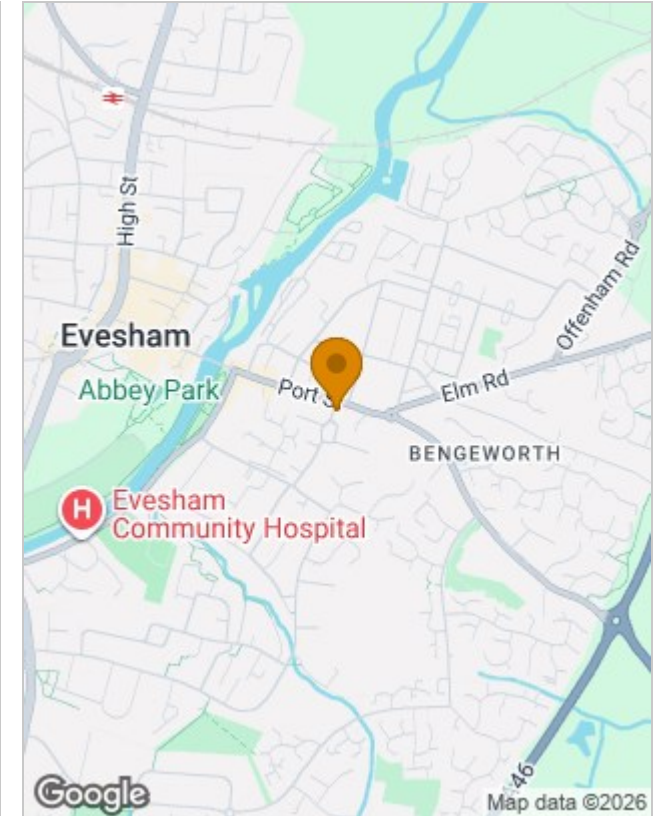
## Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU  
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

## Location Map



## Energy Performance Graph

