



23 St. Marys Road, Evesham, WR11 4EG

Guide price £130,000





# 23 St. Marys Road

## Evesham, WR11 4EG

- Well-presented two-bedroom ground floor maisonette
- Walking distance to train station and local amenities
- Modern bathroom with bath and shower over
- Allocated off-road parking space
- Gas central heating
- Convenient location on St Marys Road, within easy reach of Evesham town centre
- Spacious lounge with ample room for living and dining
- Private rear garden with patio seating area and raised lawn
- Double glazing throughout
- Ideal for first-time buyers, downsizers or investors

A well-presented two-bedroom ground floor maisonette, ideally positioned on St Marys Road, just a short distance from Evesham town centre, train station, and a range of local amenities.

This attractive home offers well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The property benefits from its own private entrance, enhancing both privacy and independence.

Internally, the accommodation comprises a spacious and inviting lounge, providing ample room for both relaxation and dining, further complemented by a useful built-in storage cupboard, ideal for keeping everyday items neatly tucked away. The separate kitchen is well-appointed with a range of wall and base units, offering practical workspace and storage.

There are two bedrooms, including a generous principal bedroom and a versatile second bedroom, currently used as a nursery, which could equally function as a home office or guest room. The bathroom is fitted with a modern suite, including a bath with shower over, wash hand basin, and WC.

Externally, the property truly stands out with its private rear garden, featuring a patio seating area and raised lawn – perfect for outdoor entertaining or enjoying the warmer months. Additionally, the property benefits from an allocated parking space, providing convenient off-road parking.

Further benefits include double glazing and gas central heating throughout.

Early viewing is highly recommended to appreciate the space, presentation, and superb location this property has to offer.

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### Additional Information

**Tenure:** We understand that the property for sale is Leasehold with approx. 86 years remaining on the lease

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band B

**EPC Rating C**

**Ground rent is approx. £100 per annum**

**Service charge is approx. £400 every 6 months**

### Disclaimer

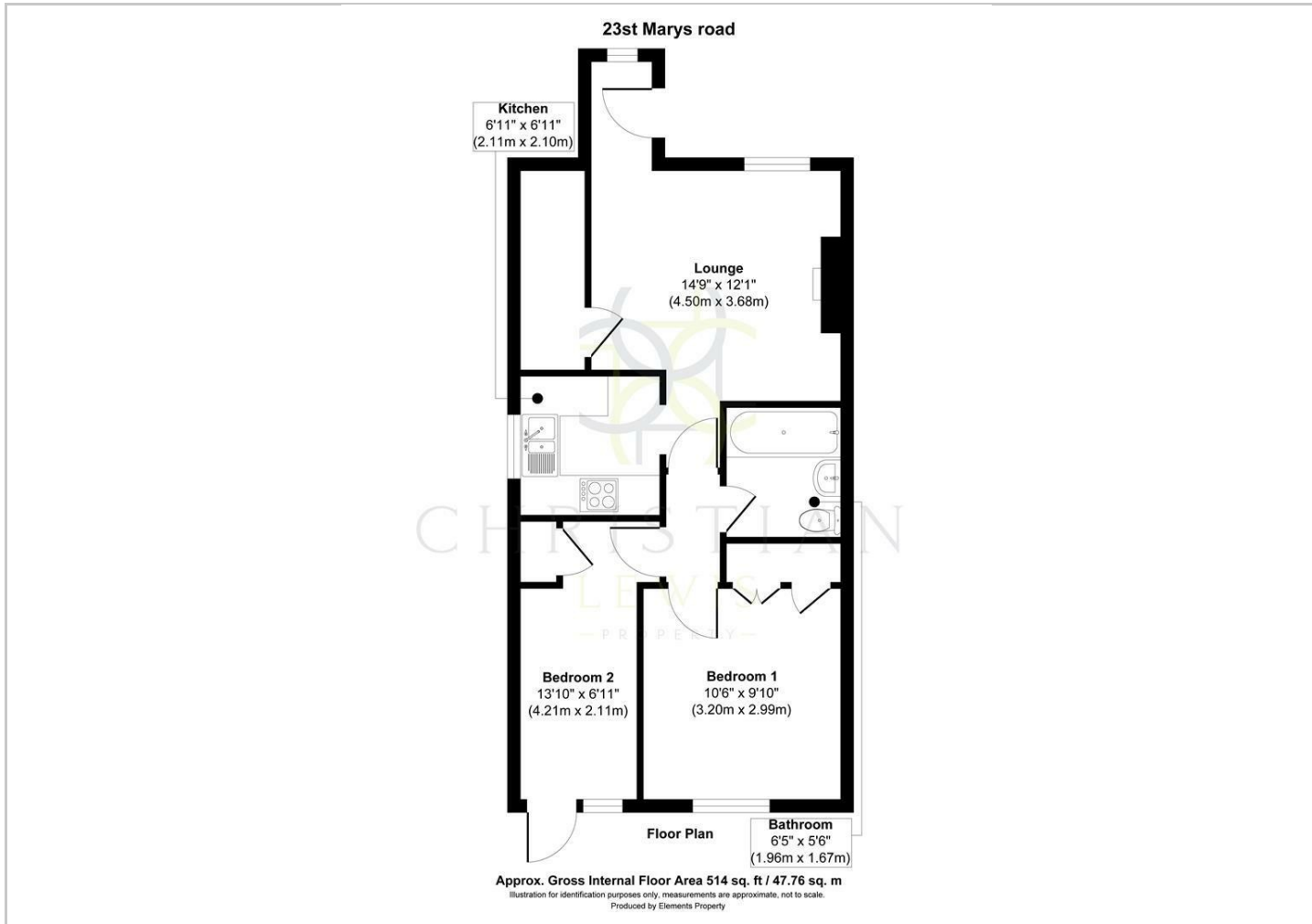
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

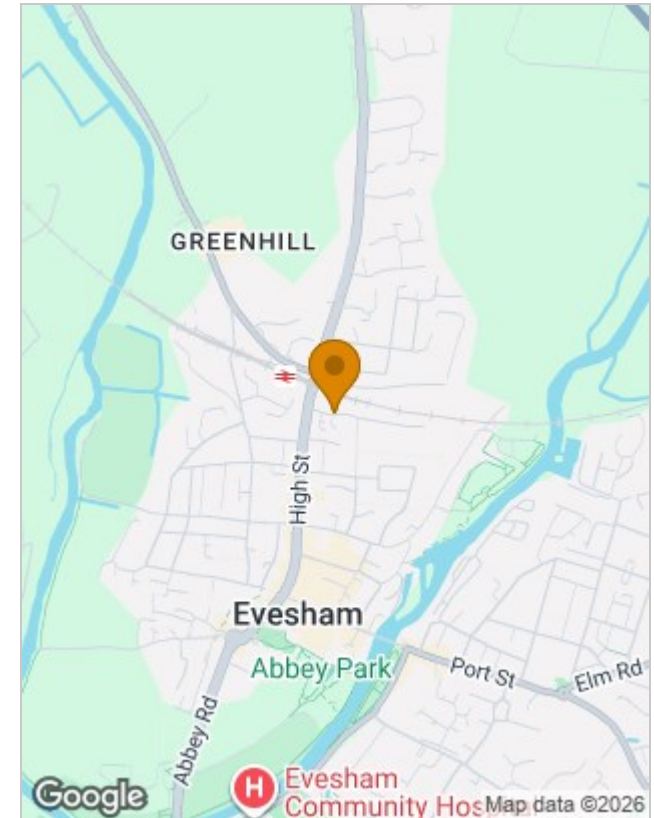


## Viewing

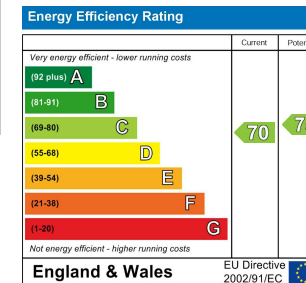
Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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## Location Map



## Energy Performance Graph



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.