



48 Station Road, Evesham, WR11 7HX

Asking price £350,000





# 48 Station Road

Evesham, WR11 7HX

- A traditional family home situated in this popular village
- Single garage plus parking
- Scope to personalise and put your own stamp on the property
- Three bedrooms
- Great rear garden
- Must be viewed

This older-style home has been lovingly cared for and well maintained by its current owner for many years, offering a wonderful opportunity for its next chapter.

Steeped in character, the property is located in a highly regarded village and presents the perfect chance for buyers seeking a traditional home with scope to update and truly make it their own.

One of the standout features of this property is its superb rear garden. Generous in size and beautifully established, it provides an enviable outdoor space ideal for gardening enthusiasts, entertaining, or simply enjoying a peaceful retreat.

The property comprises a welcoming porch, a comfortable living room, a well-proportioned kitchen, a separate dining room, and the added convenience of a utility room with WC. Upstairs, you will find three exceptionally spacious bedrooms, each offering plenty of natural light, along with a family bathroom.

Externally, the home is enhanced by a private driveway leading to a single garage, providing both parking and storage options. To the rear lies a truly wonderful garden—generous in size, beautifully maintained, and offering a delightful outdoor space for relaxation or entertaining.

Rarely available in such a desirable setting, this home combines timeless appeal with exciting potential—a must-see for anyone looking to create a personalised home in a sought-after location.

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## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon

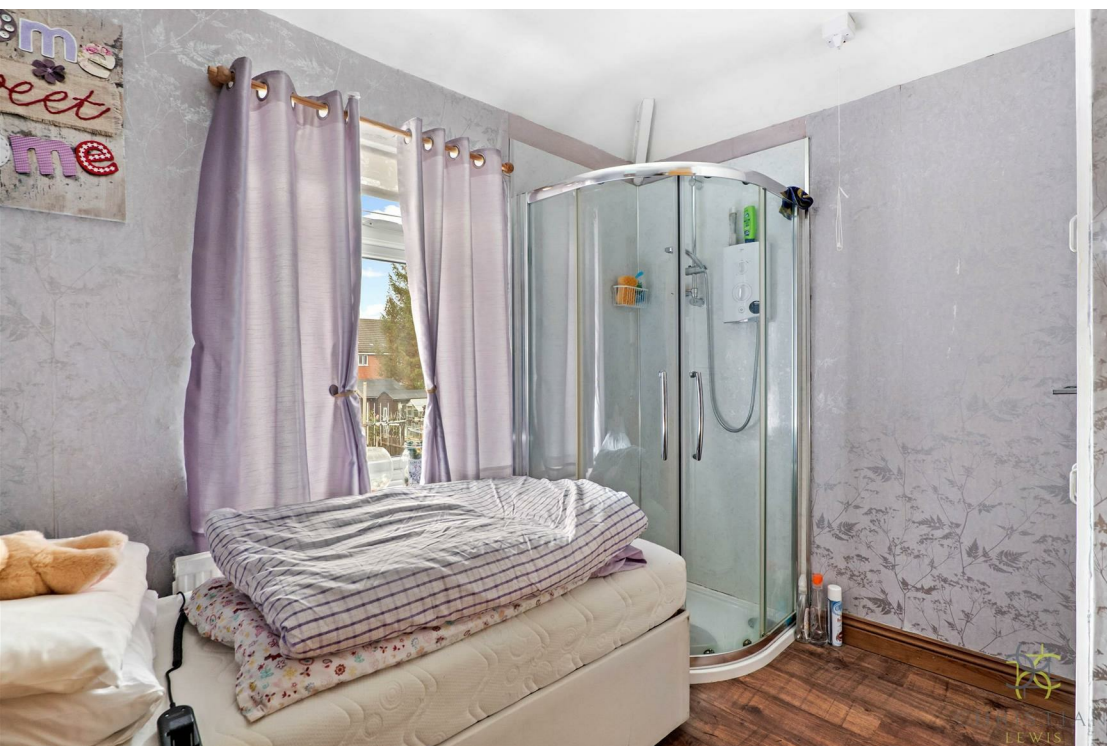
**Council Tax Band:** We understand that the Council Tax Band for the property is Band C

**EPC Rating:** TBC

## Disclaimer

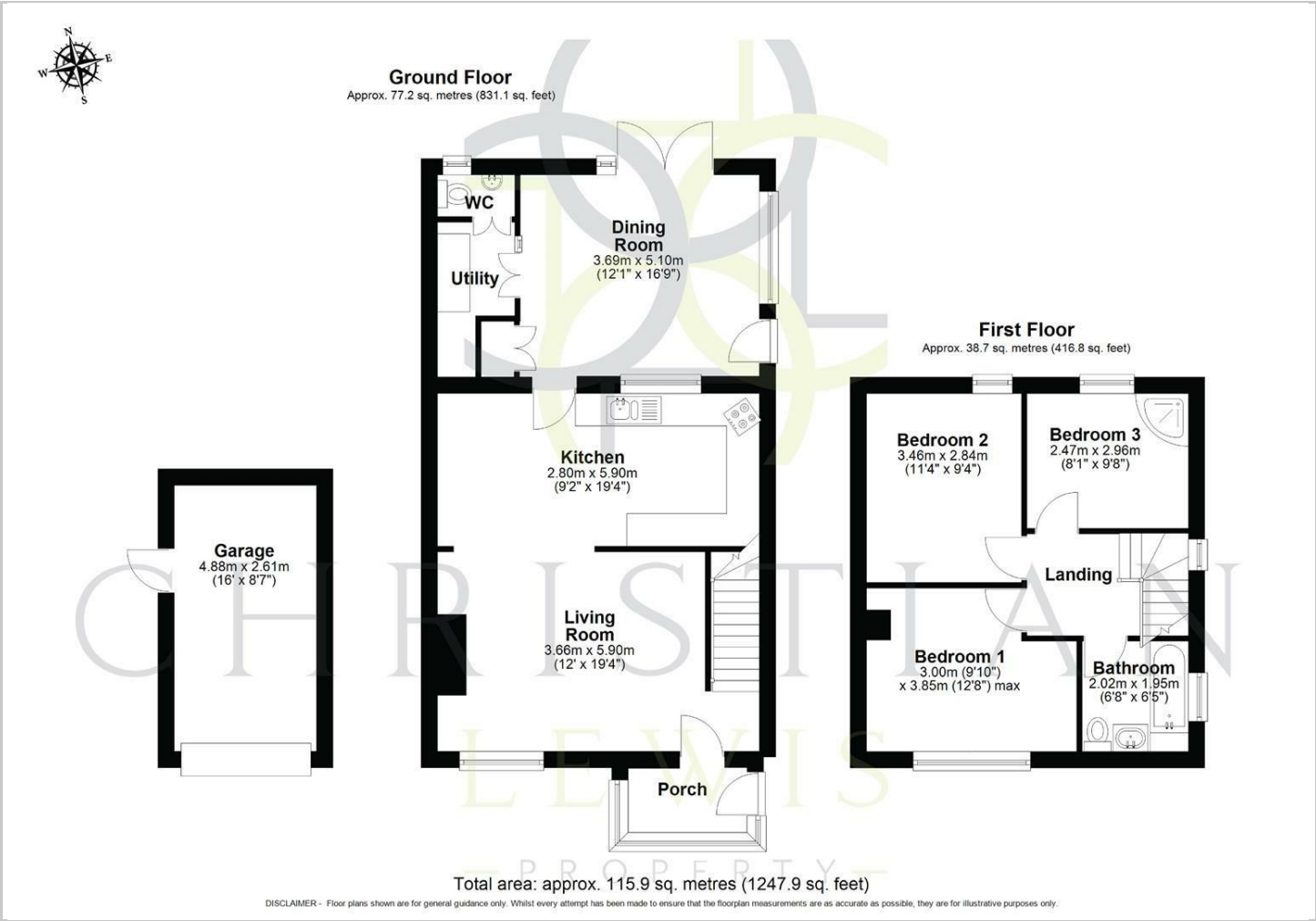
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

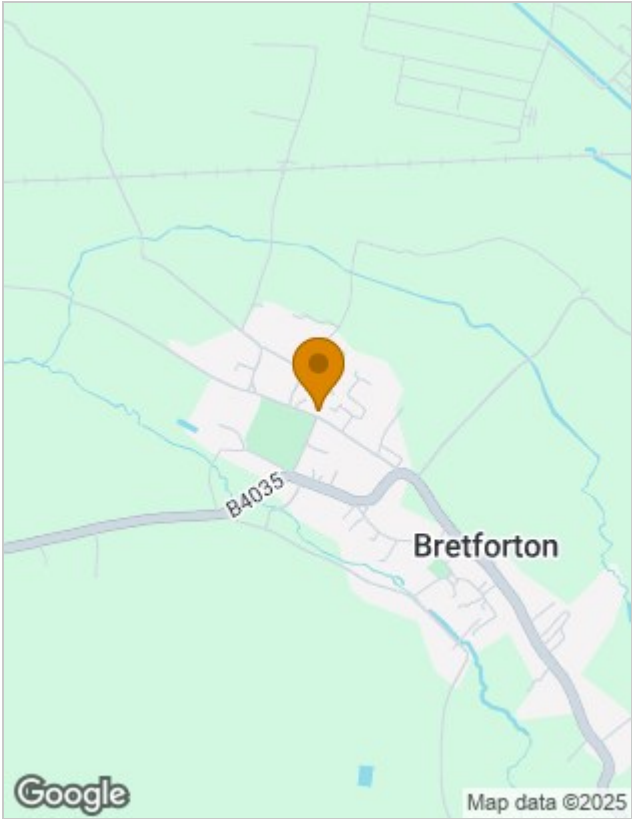


Viewing

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.

Location Map



Energy Performance Graph

