



59 Columbine Grove, Evesham, WR11 2LR

Guide price £240,000





Guide price £240,000

# 59 Columbine Grove

Evesham, WR11 2LR

- Well-presented semi-detached house
- Spacious lounge
- Enclosed rear garden
- Convenient for local amenities and transport links
- Two bedrooms
- Off-road parking
- Popular residential area
- Ideal first-time purchase or investment

A well-presented two bedroom semi-detached home situated within a popular residential area of Evesham, offering off-road parking and a generous rear garden.

The property is approached via a driveway providing off-road parking, with a pathway leading to the front entrance.

Upon entering the property, the entrance hall leads through to the spacious lounge, which provides a comfortable living area with stairs rising to the first floor and useful storage beneath. To the rear of the property is the kitchen/diner, fitted with a range of wall and base units, work surfaces, integrated oven and hob, and space for additional appliances. A door from the kitchen provides access out to the rear garden.

Upstairs, the first floor landing leads to two bedrooms, including a well-proportioned main bedroom with built-in wardrobe storage, alongside a second bedroom which would also lend itself well as a home office or guest room. Completing the accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Externally, the property benefits from a private rear garden which is mainly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining. A useful garden shed provides additional storage.

Columbine Grove is situated within a well-established residential area of Evesham, offering convenient access to local amenities, schools, and transport links, as well as the town centre. Early viewing is highly recommended to appreciate the accommodation and location on offer.



## Additional Information

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

## 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



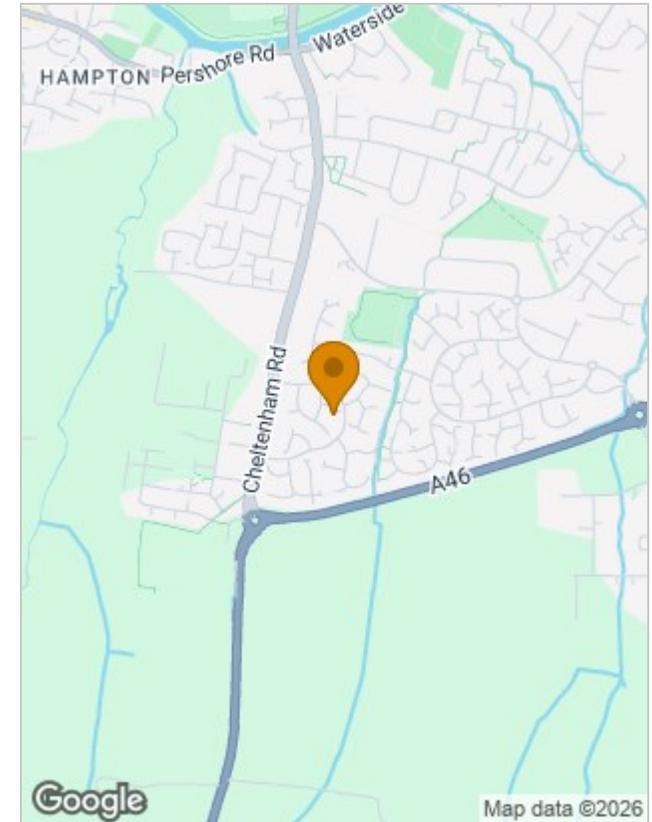
## Viewing

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

