



61B Bretforton Road, Evesham, WR11 7XQ

Offers in excess of £375,000





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61B Bretforton Road

Evesham, WR11 7XQ

- Non estate detached family home
- Large driveway and frontage
- Scope to make your own
- Offered to the market with no onward chain
- Extremely spacious

A GREAT FAMILY HOME SITUATED IN A WONDERFUL SPACIOUS PLOT WITH SCOPE TO MAKE YOUR OWN

Offered to the market with no onward chain, 61B Bretforton Road presents an excellent opportunity for buyers seeking a property with both immediate appeal and long-term potential. The home benefits from an impressive frontage, featuring a generous driveway that provides ample off-road parking, alongside a well-proportioned front garden that enhances its kerb appeal.

Having been lovingly owned by the current proprietors for many years, the property now offers a blank canvas for a new owner to modernise and personalise to their own tastes, creating a truly bespoke family home.

Internally, the accommodation is both spacious and versatile. The ground floor comprises a welcoming entrance hall, a comfortable lounge ideal for relaxation, a kitchen with scope for redesign, a separate dining room perfect for entertaining, and a bright conservatory that overlooks the garden. In addition, there is a practical utility room and a convenient downstairs W/C.

To the first floor, the property offers three well-proportioned bedrooms, each providing ample space for family living, along with a family bathroom serving all rooms.

Extending to over 1,600 sq ft, the property provides significant scope for enhancement, whether through refurbishment, reconfiguration, or extension (subject to the necessary permissions), allowing purchasers to create their ideal living environment.



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 D

EPC Rating

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.

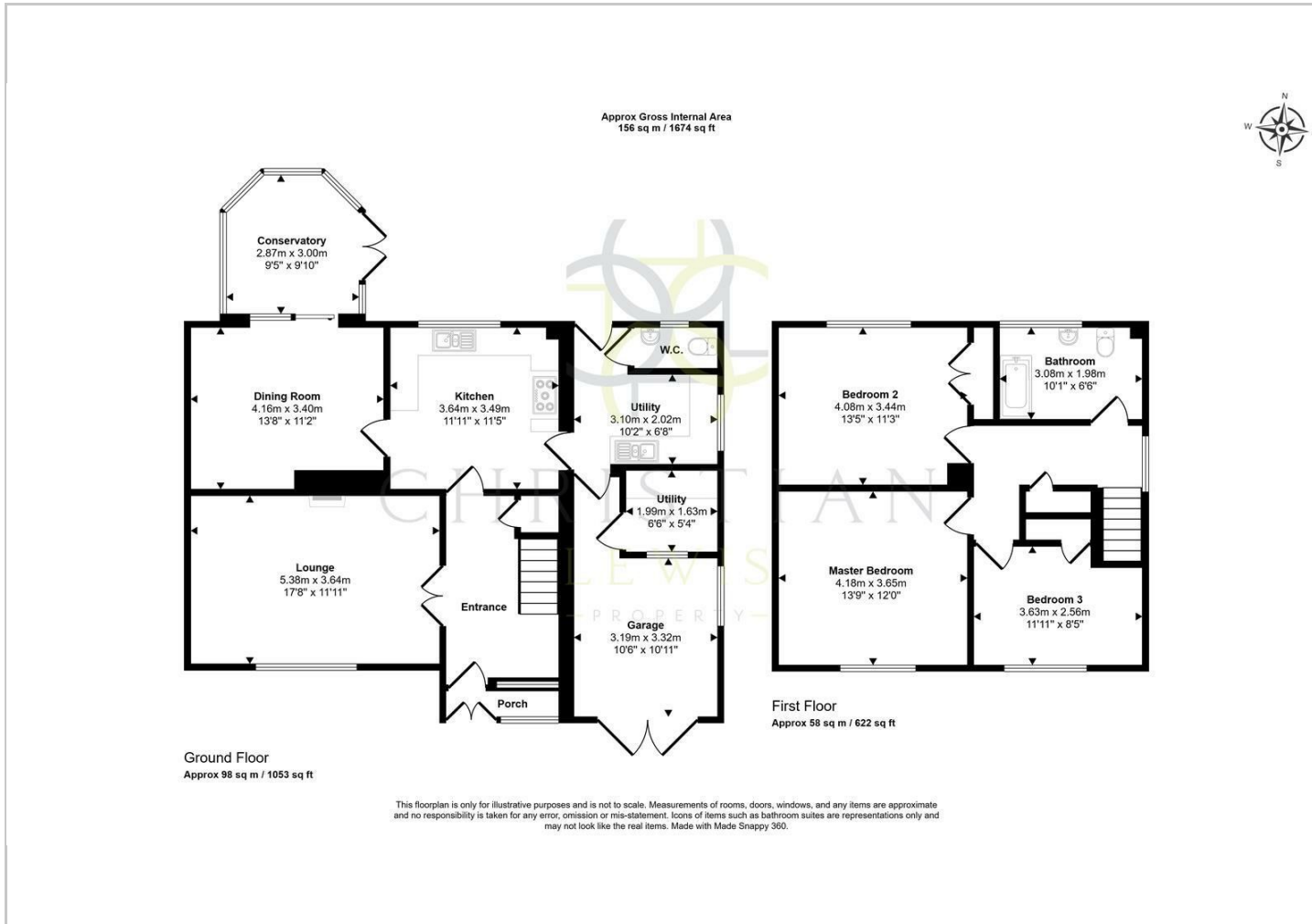
Please inform us if you become aware of any information being inaccurate.



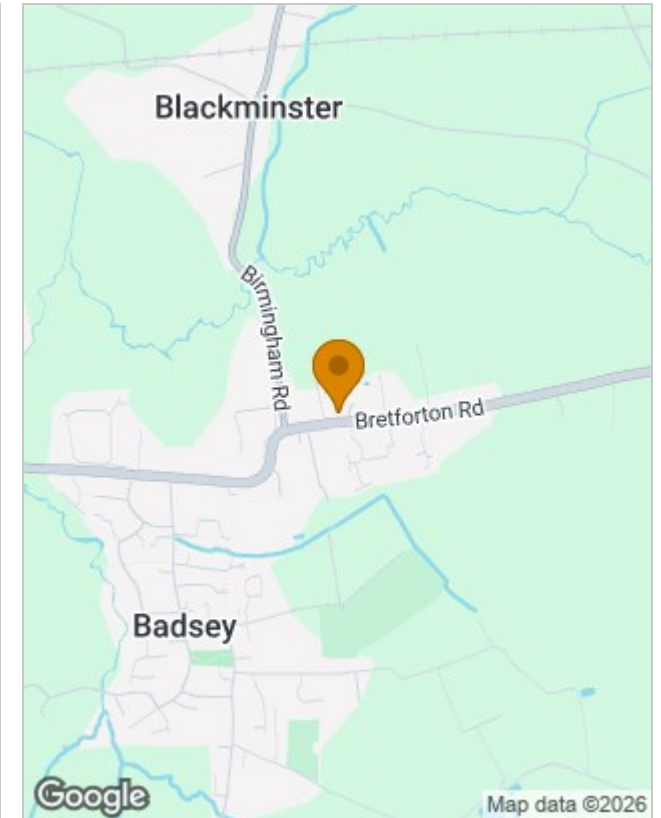




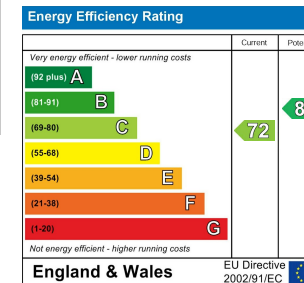
Floor Plans



Location Map



Energy Performance Graph



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.