



Bredon View St. Egwins Road, Evesham, WR11 4TH

Asking price £450,000

 3  1  2  D



CHRISTIAN
LEWIS
PROPERTY



— PROPERTIES —

Asking price £450,000

Bredon View St. Egwins Road

Evesham, WR11 4TH

- An older style property situated down a no through road
- Offering great potential and scope to remodel/extend
- Chain free
- Three double bedrooms
- Parking
- It really does need to be viewed to be appreciated

A DETACHED FAMILY HOME SITUATED ON A SPACIOUS PLOT DOWN THE BOTTOM OF A NO THROUGH ROAD

Bredon View is a charming, older-style property situated along a quiet no-through road, providing a peaceful and private setting. The home presents an excellent opportunity for buyers looking to remodel or extend, with superb potential to create a bespoke residence tailored to individual taste and needs. Set within an exceptionally generous plot, the grounds offer ample space for both expansion and outdoor enjoyment. To truly appreciate the scale, setting, and possibilities this property offers, an in-person viewing is highly recommended.

The property comprises a welcoming porch leading into a central hallway, which provides access to a spacious living room and a separate dining room—ideal for family gatherings or entertaining guests. The kitchen offers a practical layout with access to a useful utility room and a light-filled conservatory, creating a pleasant space to relax and enjoy views of the garden. A convenient ground floor W/C completes the downstairs accommodation.

Upstairs, the property features three generously sized double bedrooms, all served by a well-appointed family bathroom.

Externally, the home benefits from a car port and driveway providing ample off-road parking, along with beautifully maintained side and rear gardens that are well stocked with a variety of plants and shrubs, offering both privacy and a lovely outdoor retreat.



Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: D

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.

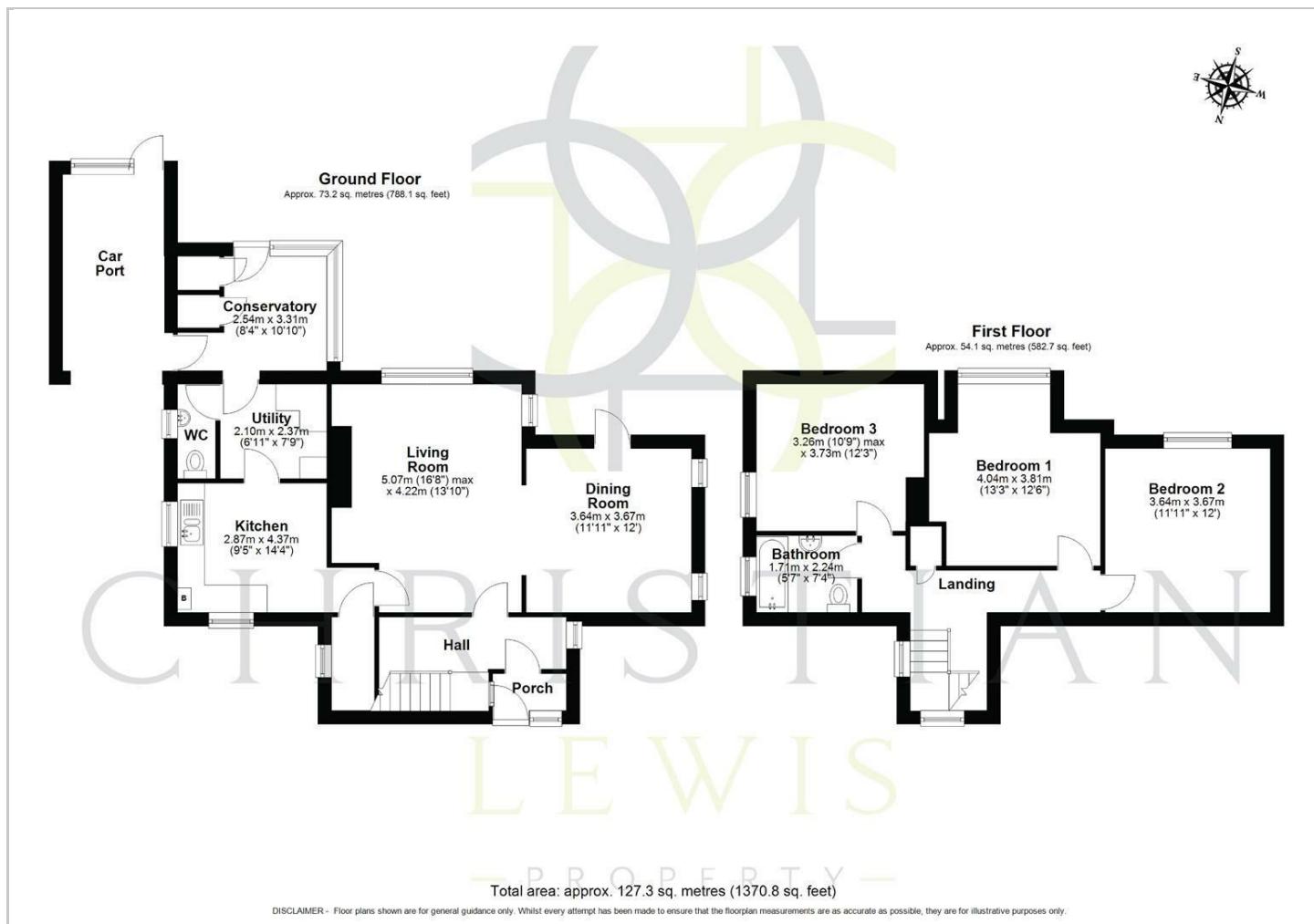




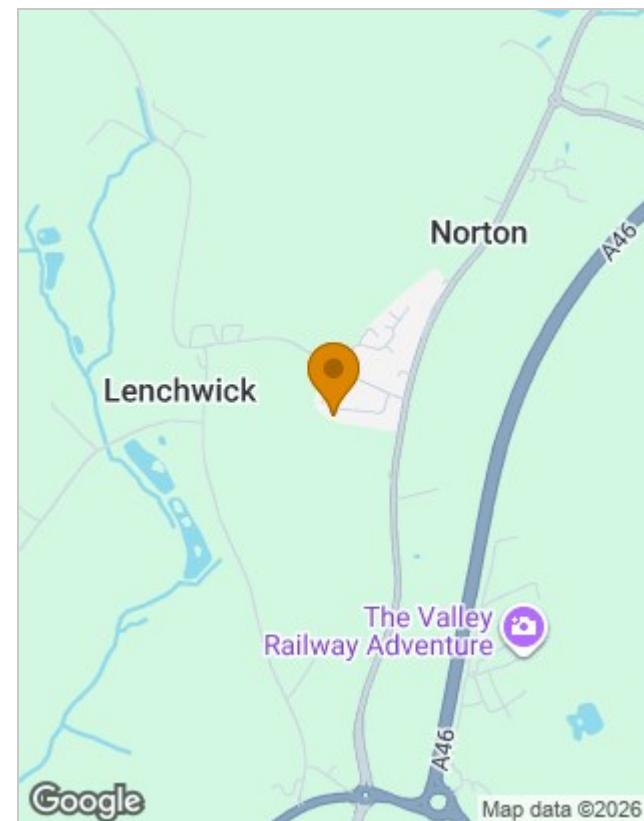


LEWIS

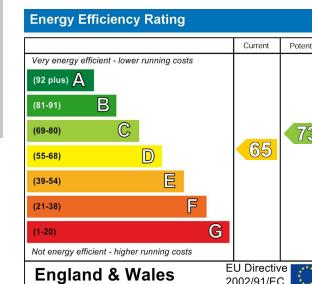
Floor Plans



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.