



30 Cartwright Way, Evesham, WR11 2RS

Offers over £270,000

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# 30 Cartwright Way

## Evesham, WR11 2RS

- Three bedroom semi-detached house
- Well-proportioned lounge
- Ground floor cloakroom
- Contemporary family bathroom
- Versatile outbuilding/home office space
- Popular residential area
- Modern kitchen/diner
- Principal bedroom with en-suite
- Garage and driveway parking
- Convenient for local schools, amenities and transport links

Situated within a popular residential development, this well-presented three bedroom semi-detached home offers practical family accommodation together with a garage and a versatile home office outbuilding.

The property is approached via a driveway providing off-road parking and access to the garage. Internally, the ground floor is well laid out, beginning with a welcoming entrance hall and a convenient cloakroom.

The lounge is a comfortable and well-proportioned reception room, offering a pleasant space to relax. To the rear, the kitchen/diner forms the heart of the home, fitted with a range of modern units, integrated cooking appliances and ample work surface space. There is room for a dining table, and double doors open directly onto the rear garden, allowing for an easy connection between inside and out.

Upstairs, the first floor provides three bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three offer flexibility for children, guests or additional workspace. The family bathroom is fitted with a modern suite.

Outside, the rear garden is enclosed and mainly laid to lawn with a decked seating area, creating a manageable and private outdoor space ideal for both families and entertaining. The outbuilding, currently arranged as a home office, offers excellent versatility and would suit those working from home or seeking additional hobby space.

Further benefits include gas central heating, double glazing and a garage.



### 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 C

EPC Rating B

Estate charges apply

### Disclaimer

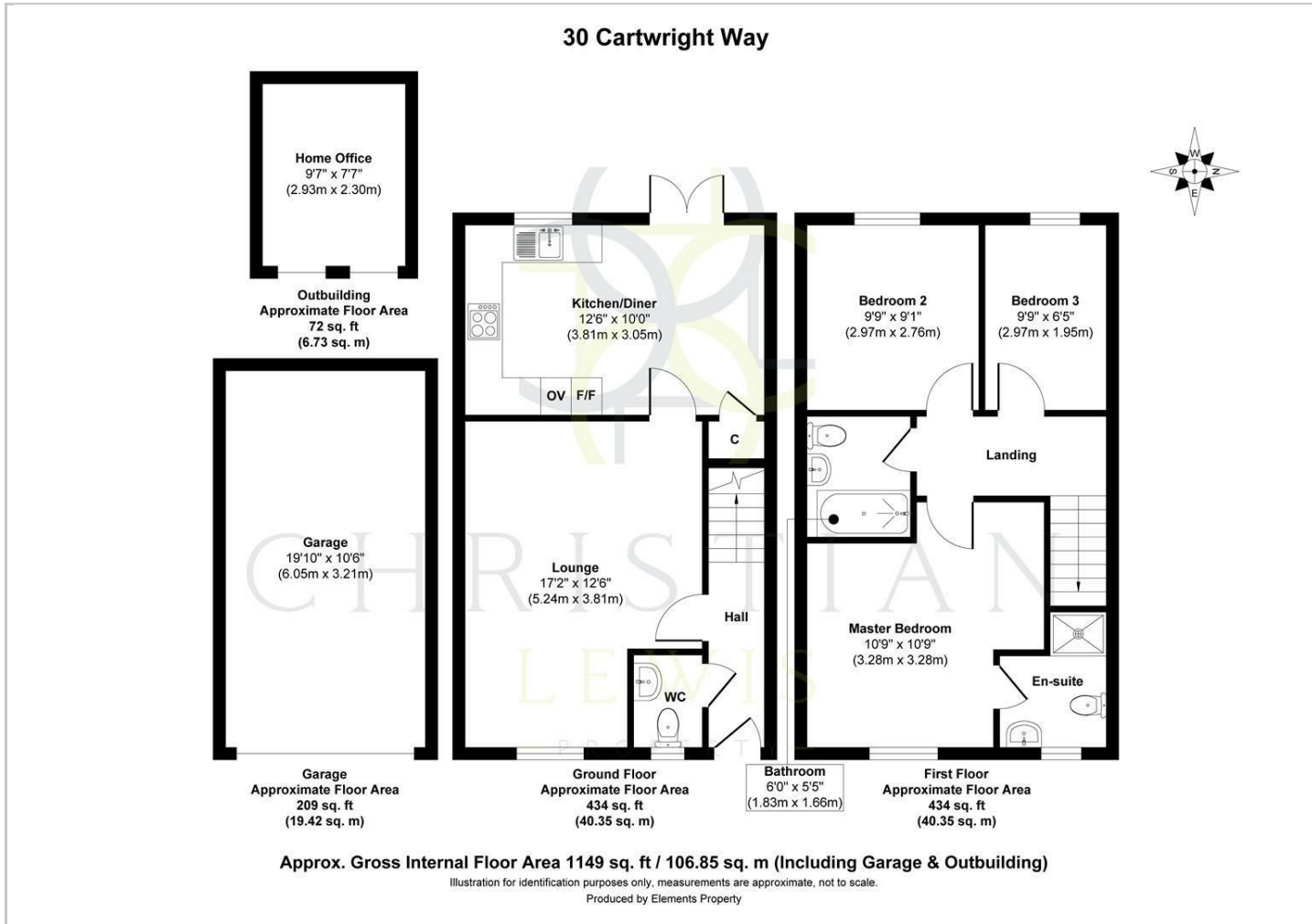
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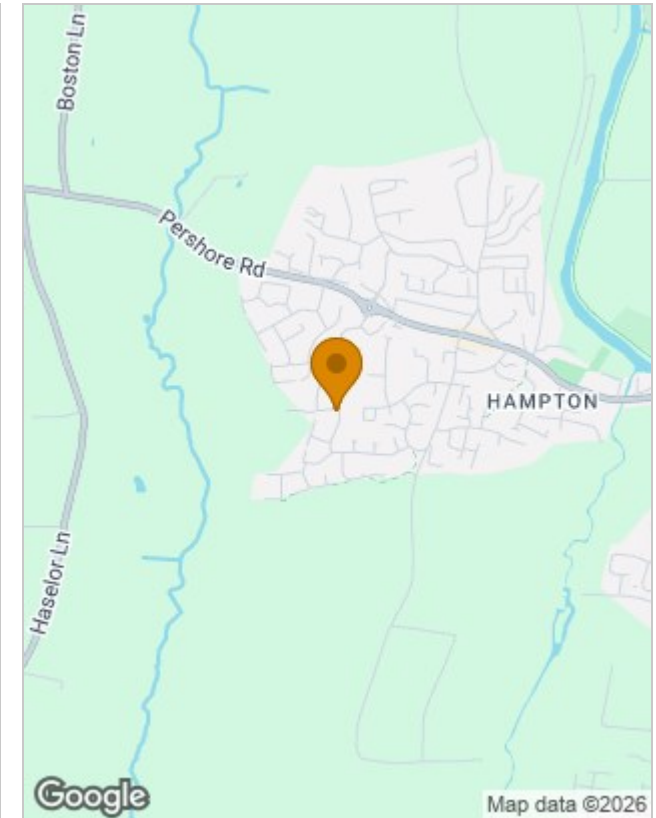




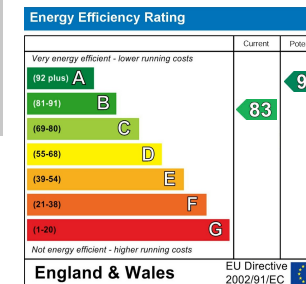
## Floor Plans



## 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.