



21 Victoria Avenue, Evesham, WR11 4QQ

Offers over £275,000

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CHRISTIAN  
LEWIS  
PROPERTY



Offers over £275,000

# 21 Victoria Avenue

Evesham, WR11 4QQ

- Three-bedroom terraced home
- Within close proximity to the town centre, train station and local amenities
- Spacious kitchen with ample storage and worktop space
- Highly sought after location
- Bay-fronted lounge/diner
- Rear garden with patio and lawn areas

This well-proportioned three-bedroom terraced home, situated in a highly regarded residential area, offers a fantastic opportunity for buyers looking to secure a property within easy reach of the town centre, train station and local amenities.

The property offers generous and well-balanced accommodation throughout, with the ground floor comprising a bright bay-fronted lounge, creating a welcoming living space, alongside a dining room to the rear—ideal for both everyday living and entertaining. The kitchen sits to the rear of the property and offers ample storage and worktop space, with access through to a conservatory, providing additional versatility and a pleasant outlook onto the garden.

Upstairs, the property continues to impress with three bedrooms, including a well-sized principal bedroom and a further comfortable second bedroom, along with a third bedroom which would lend itself well as a nursery, home office, or dressing room. The accommodation is completed by a family bathroom, with bath and a separate shower unit.

Externally, the property benefits from a good-sized rear garden, offering a combination of patio and lawn—ideal for those looking to enjoy outdoor space or further enhance the garden to their own taste.

The home presents a solid and spacious layout, with scope for some cosmetic updating, allowing a buyer to add their own stamp and create a truly excellent long-term home.

This is a superb opportunity to acquire a well-located property with character and excellent potential.



## 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.



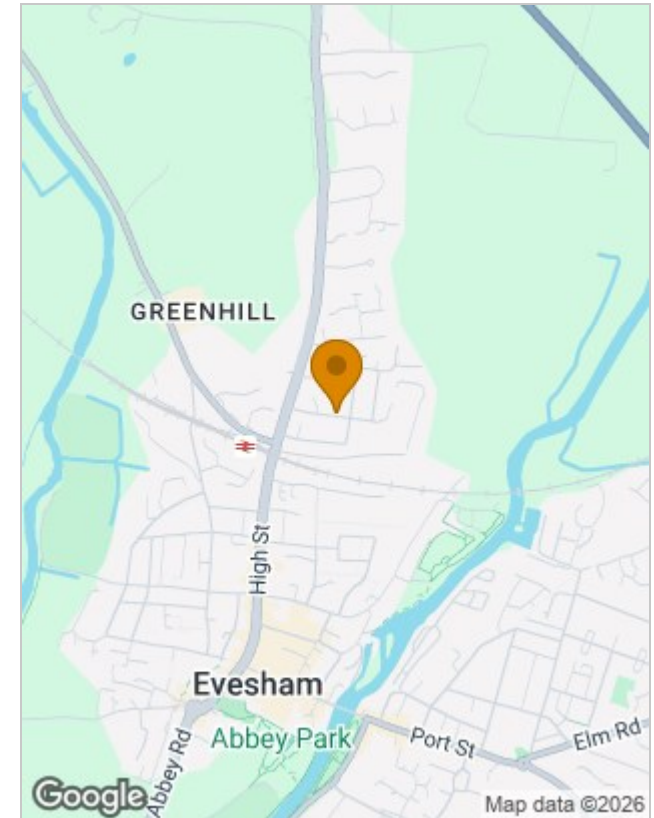




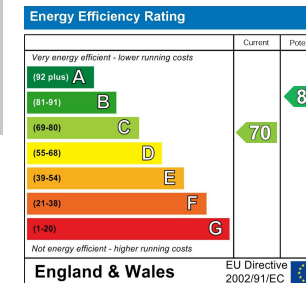
## Floor Plans



## 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.