



132 Cheltenham Road, Evesham, WR11 2LJ

Offers over £250,000





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- Three bedroom home
- Bright and cosy lounge
- Kitchen with ample storage and workspace
- Energy-efficient air source heat pump
- Off-road parking to the front
- Spacious and well-balanced accommodation throughout
- Separate dining room overlooking the rear garden
- Large family bathroom with bath and separate shower
- Enclosed and private rear garden
- Ideal for first-time buyers, families or upsizers

A charming and well-proportioned three-bedroom end of terrace home, ideally positioned along the Cheltenham Road, offering generous living space, a superb rear garden, off-road parking, and the added benefit of an energy-efficient air source heat pump.

The property opens into a welcoming entrance hall, leading through to a bright and comfortable lounge featuring a characterful fireplace, creating a cosy focal point. To the rear, a separate dining room provides an excellent space for entertaining or family meals, with a pleasant outlook over the garden. The kitchen is well laid out with a range of fitted units, ample worktop space, and room for appliances, making it both practical and functional for day-to-day living.

Upstairs, the property continues to impress with three bedrooms, including a spacious principal bedroom and a further well-proportioned second bedroom. The third bedroom offers versatility, ideal as a home office, nursery, or dressing room. A standout feature is the generously sized family bathroom, fitted with both a bath and separate shower.

Externally, the property benefits from a sizeable rear garden, mainly laid to lawn with mature planting and a patio area—perfect for outdoor dining and enjoying the warmer months. To the front, there is off-road parking for convenience.

Further benefits include double glazing throughout and the installation of an air source heat pump, offering an energy-efficient and environmentally friendly heating solution.

This is a fantastic opportunity to acquire a well-balanced home in a sought-after location, ideal for first-time buyers, growing families, or those looking to upsize.



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

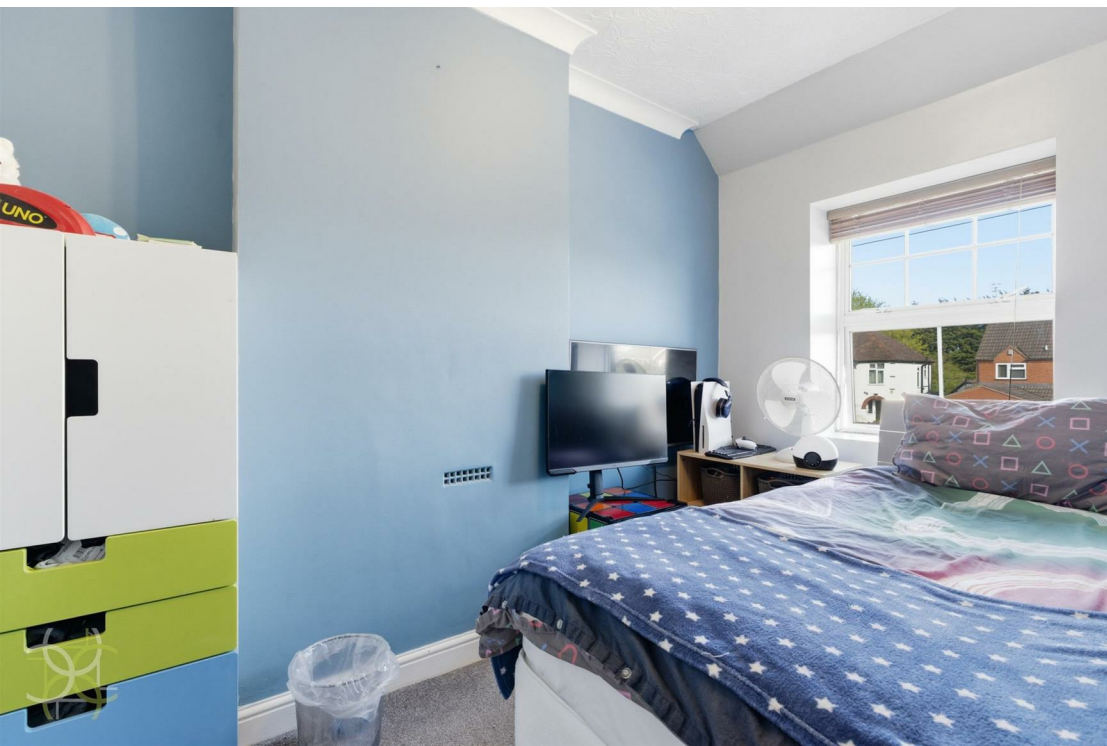
Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating C

Disclaimer

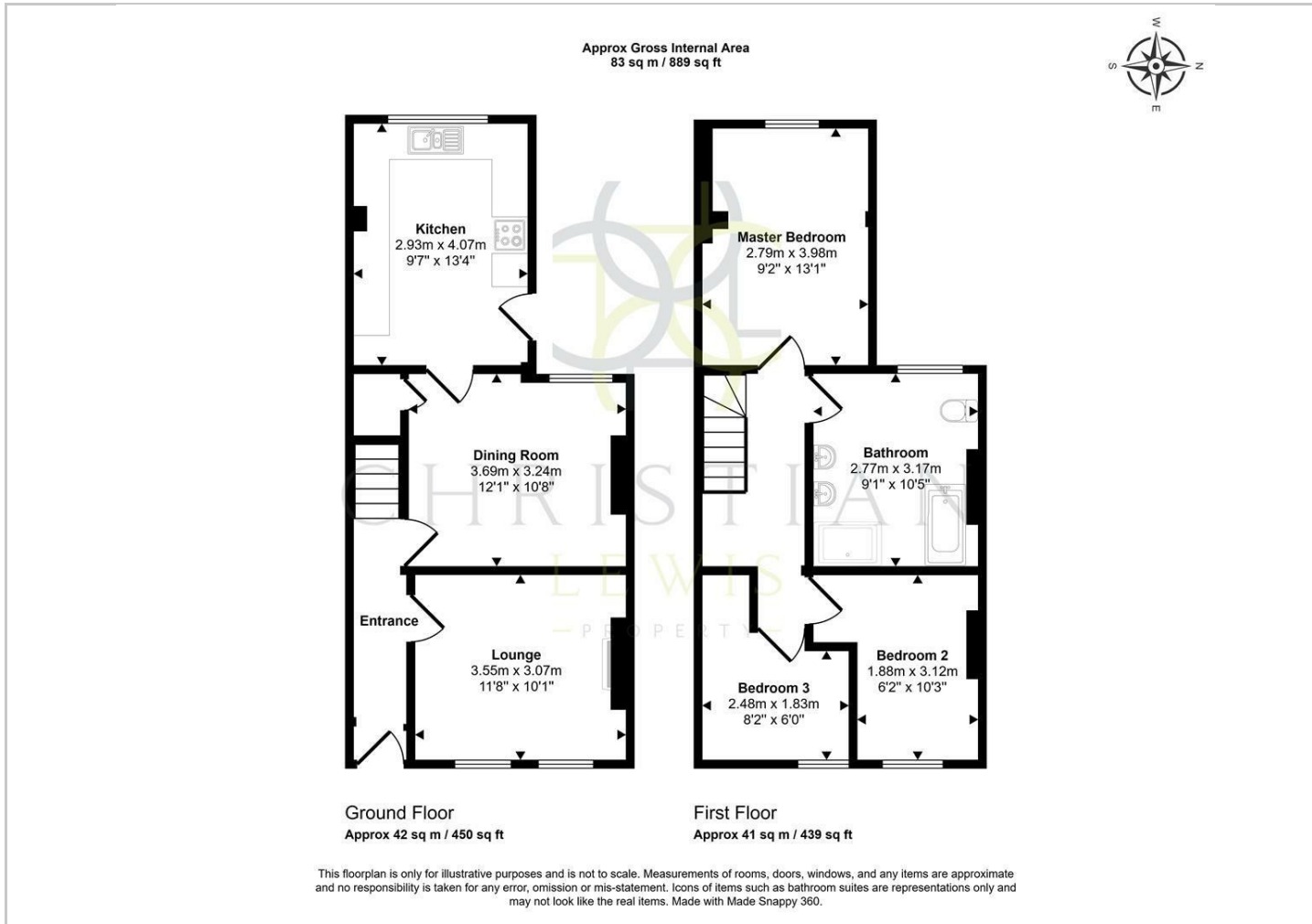
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



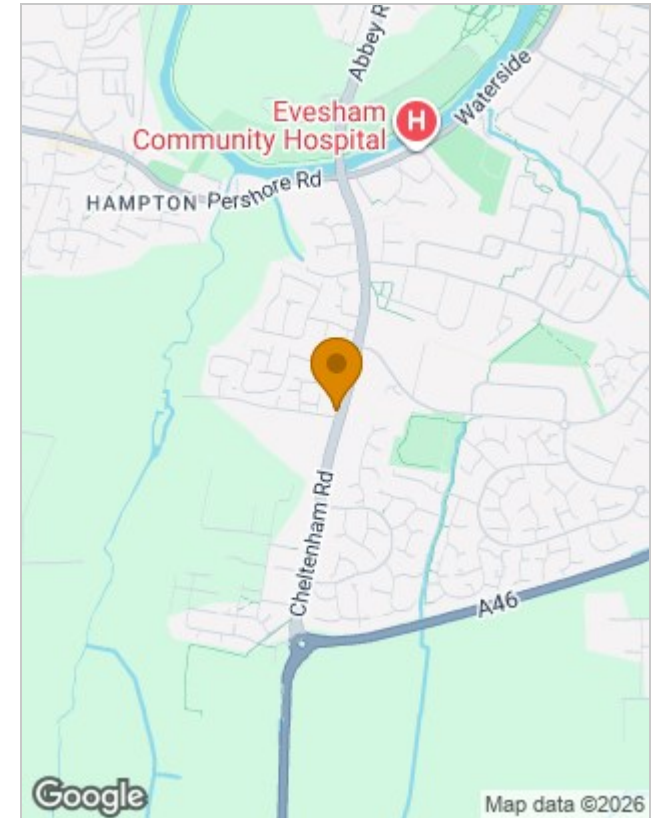




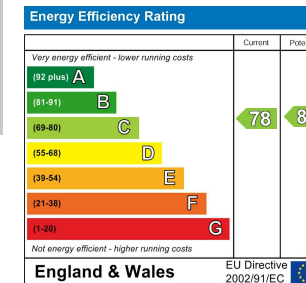
Floor Plans



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.