



16 Berryfield Road, Evesham, WR11 2QD

Guide price £300,000





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Evesham, WR11 2QD

- Greatly extended
- Non estate position
- Refurbished bathroom
- Ample parking
- No onward chain - providing a straight forward and hassle free process!
- Highly regarded road
- Three bedrooms
- Log burner
- Single garage

\*\*\* NO ONWARD CHAIN \*\*\*

This significantly extended family home boasts an impressive amount of ground-floor living space, ideal for both everyday comfort and entertaining. Set on a generous plot, the property features ample off-street parking and a private, well-maintained garden offering a perfect balance of convenience, space, and seclusion for modern family living.

Thoughtfully upgraded and enhanced by the current owners, this exceptional property is well-suited to a wide range of potential buyers, from growing families to those seeking versatile living space. An in-person viewing is highly recommended to fully appreciate the quality, space, and potential this home has to offer.

The property offers a well-planned layout, comprising a welcoming entrance hall, a spacious living room, a cosy snug ideal for relaxing or use as a home office, and an open-plan kitchen and dining area perfect for both family meals and entertaining guests. Upstairs, you will find three generously sized bedrooms along with a recently refurbished family bathroom, finished to a high standard with modern fixtures and fittings.



## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon

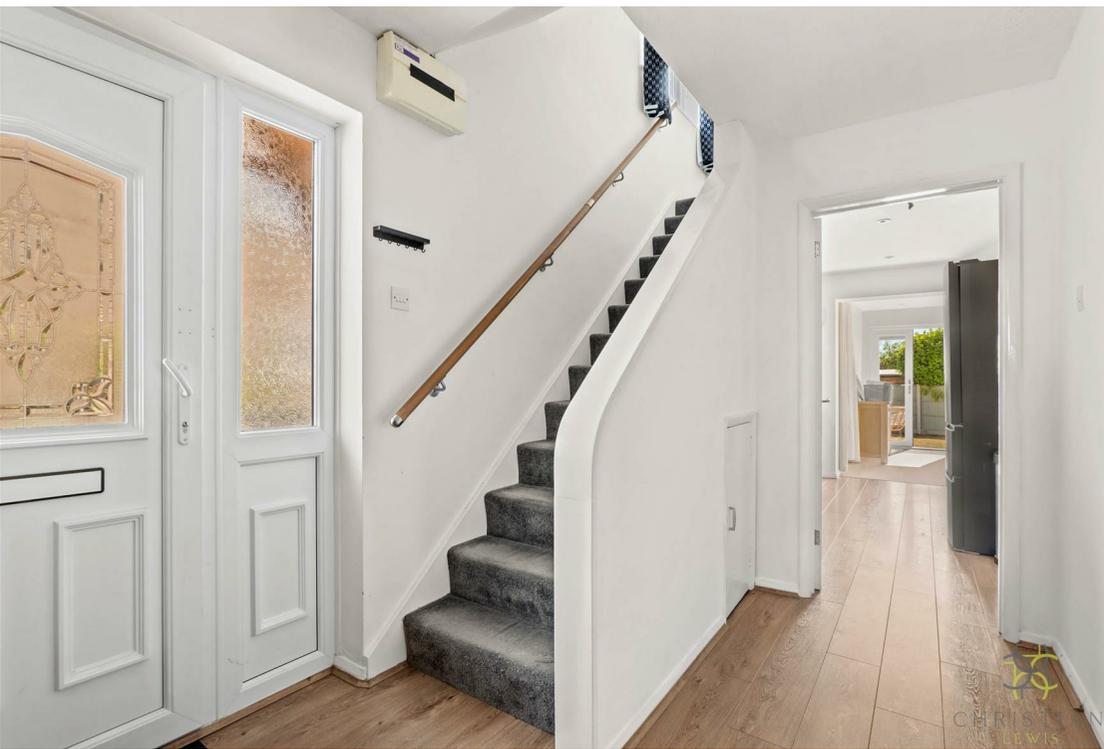
**Council Tax Band:** We understand that the Council Tax Band for the property is Band C

**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.

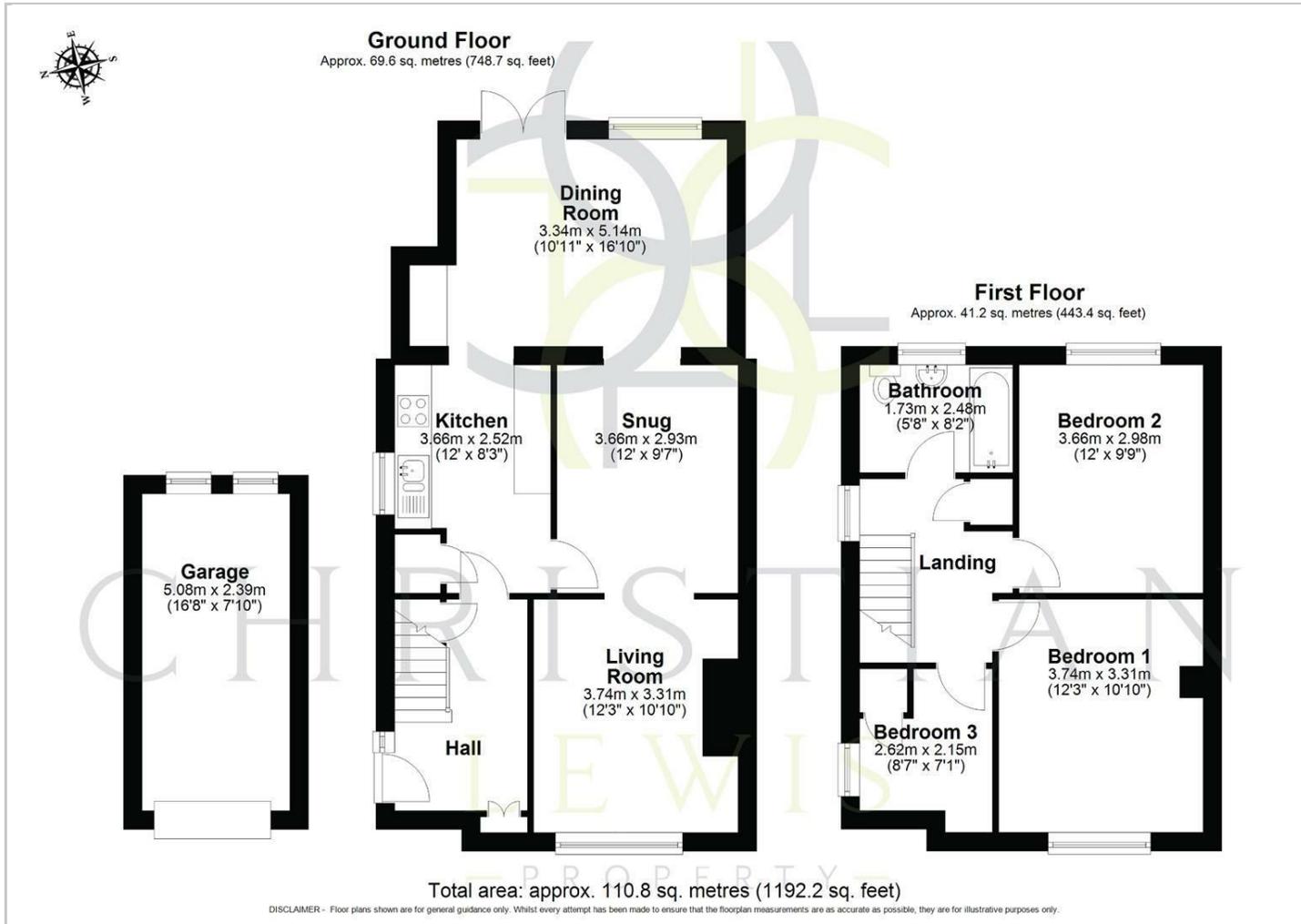




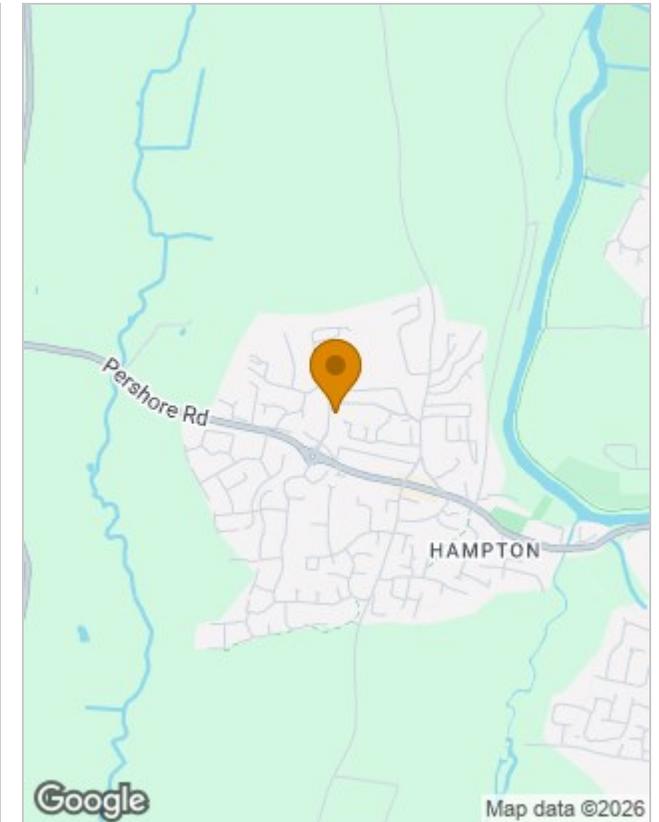


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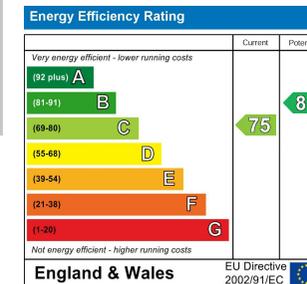
## Floor Plans



## 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.