



211 Pershore Road, Evesham, WR11 2NB

**£400,000**



CHRISTIAN  
LEWIS  
—PROPERTY—





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A substantially extended and versatile family home, ideally positioned in a sought-after non-estate location. This spacious home benefits from a desirable south-facing garden, offering plenty of natural light and outdoor enjoyment. With its generous layout and flexible accommodation, the property presents an excellent opportunity for further reconfiguration and modernisation to suit a variety of lifestyle needs and personal tastes.

The property provides highly flexible living accommodation, with the potential for comfortable single-storey living if desired. However, to truly appreciate the generous proportions, adaptable layout, and excellent position, an internal viewing is strongly recommended. The property comprises of; hall, living room, dining room, kitchen, two further reception rooms which could be downstairs bedrooms plus shower room. Upstairs there are four bedrooms, bathroom and w/c. Outside there is driveway providing parking, single garage and a mature south facing rear garden.



#### Additional Information

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

Local Authority: Wychavon District Council

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

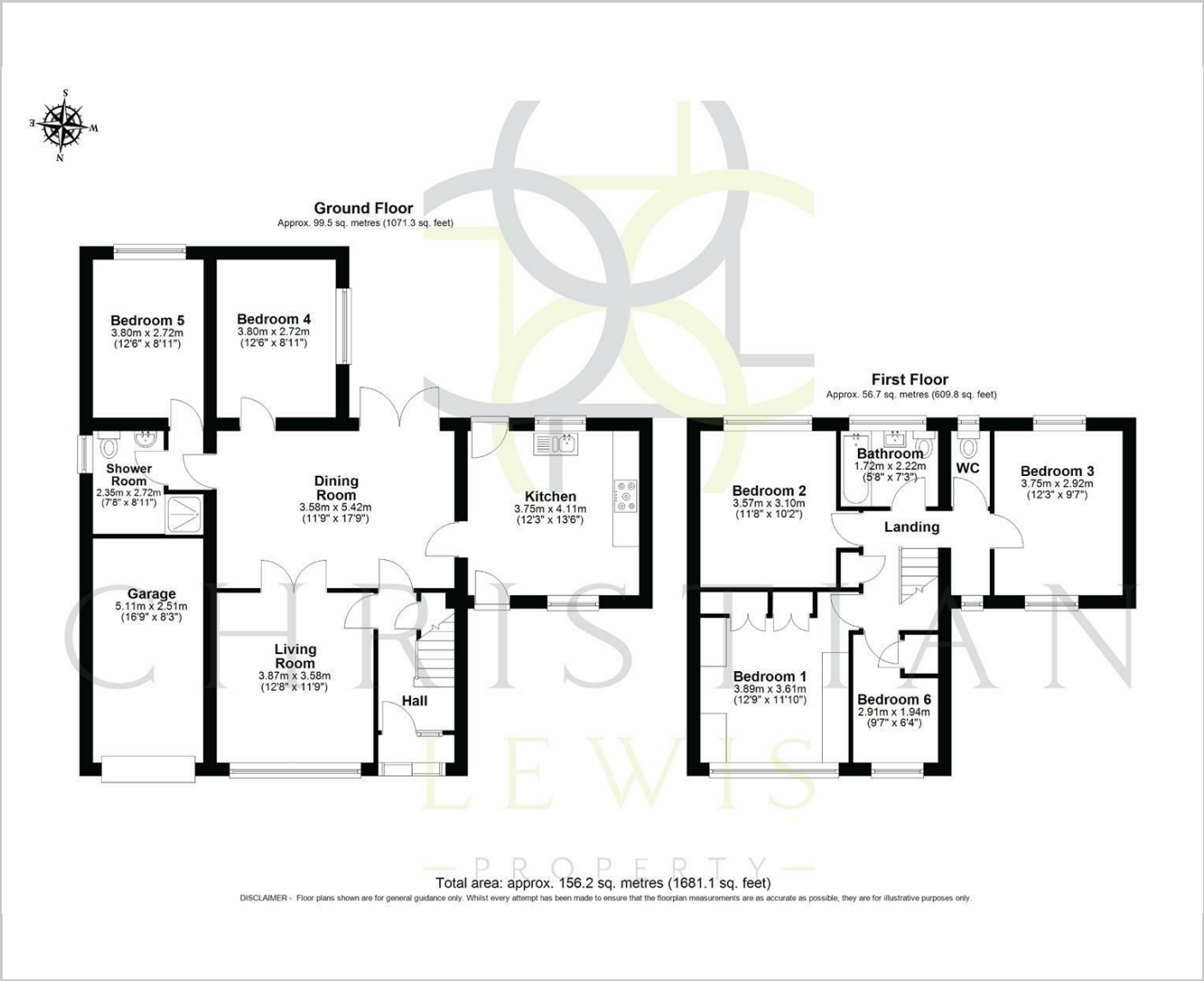
EPC Rating: C

#### Disclaimer

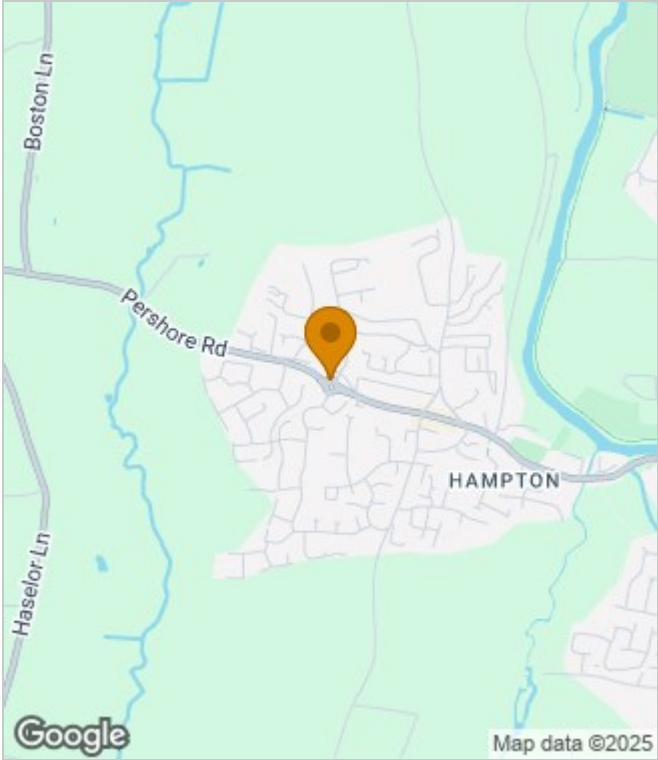
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



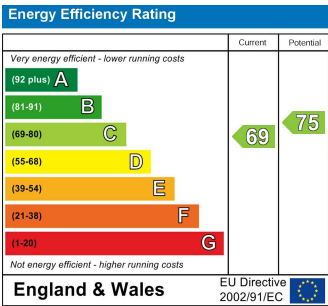
Floor Plans



Area Map



Energy Performance Graph



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