



12 Falkland Road, Evesham, WR11 1XF

Offers in excess of £300,000





# 12 Falkland Road

Evesham, WR11 1XF

- Four bedroom
- Scope to renovate and add value
- Great Value
- Detached
- Chain Free

## A GREAT VALUE FOUR BEDROOM DETACHED FAMILY HOME WITH PARKING AND GARAGE

A fantastic opportunity to acquire a property offering excellent potential for renovation and modernisation, allowing prospective buyers to truly put their own stamp on a home. Ideal for those looking to create a property tailored to their own tastes and requirements, the house presents tremendous scope for improvement and personalisation.

The accommodation is arranged over two floors and briefly comprises an entrance hall providing access to the principal ground floor rooms. The living room offers a comfortable space for relaxation, while the kitchen sits adjacent to the dining room, creating the potential to reconfigure or open up the layout to form a spacious modern kitchen/dining area, subject to the necessary consents.

To the first floor, the property provides four well-proportioned bedrooms along with a family bathroom, offering ample space for growing families or those requiring additional rooms for home working or guest accommodation.

Externally, the property further benefits from a driveway providing off-road parking, a single garage offering additional storage or parking options, and a rear garden which presents a pleasant outdoor space with scope for landscaping or extension (subject to planning permission).



### 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 D  
EPC Rating D

### 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.

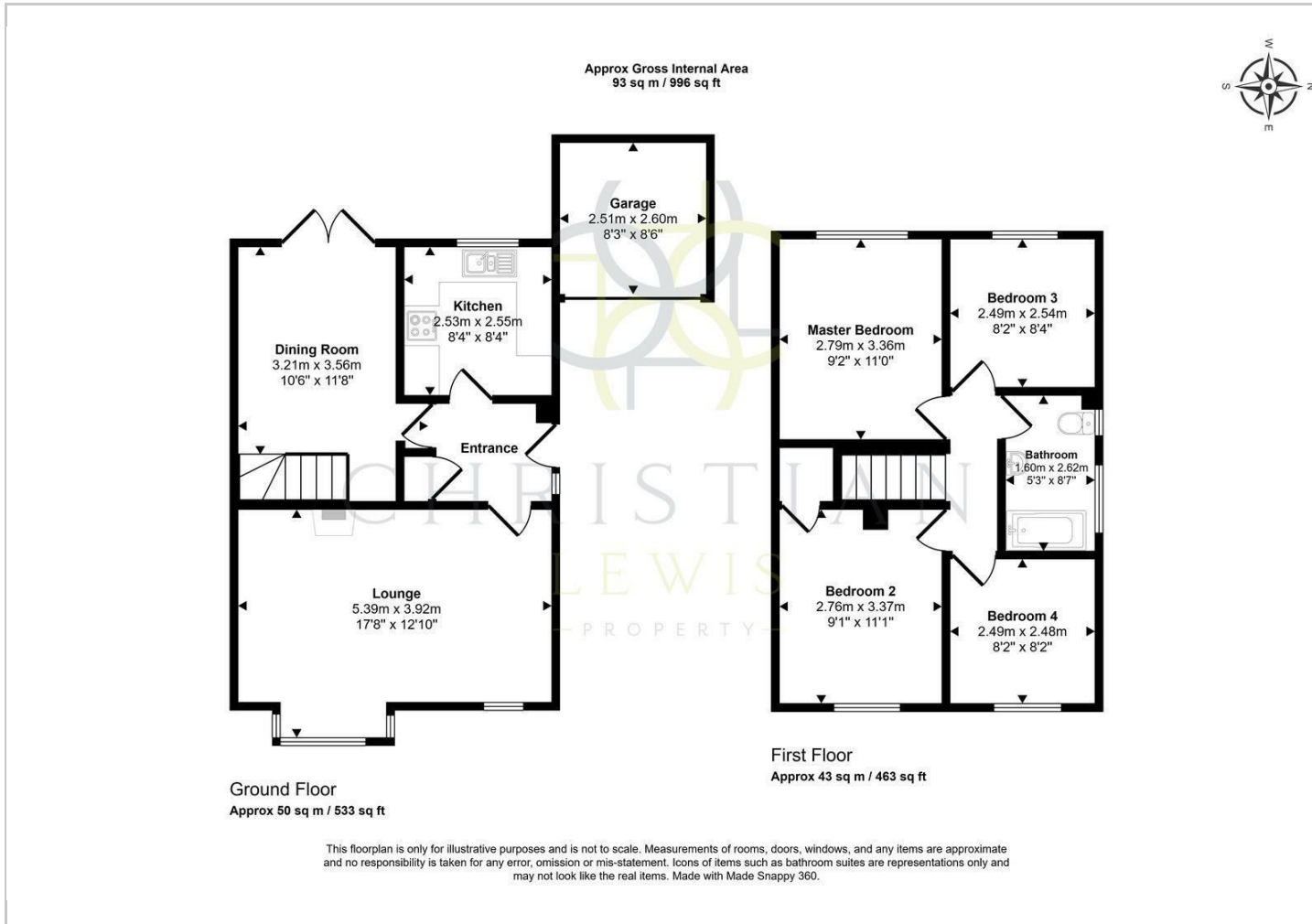




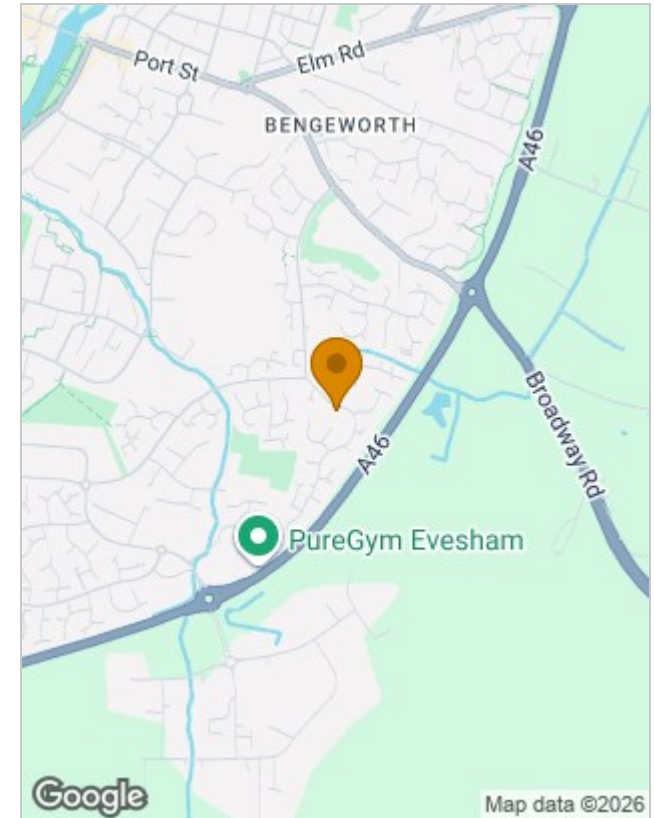
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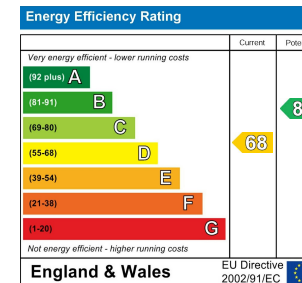
## Floor Plans



## 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.