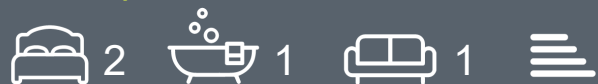




1 Ellison Close, Evesham, WR11 3JN

Guide price £230,000



CHRISTIAN  
LEWIS  
—PROPERTY—



# 1 Ellison Close

Evesham, WR11 3JN

- Perfect for first-time buyers
- Two well proportioned bedrooms
- Open plan living
- Generous rear garden
- Cul-de-sac location
- Stylish family bathroom finished to a high standard
- Close to local amenities

Beautifully Presented Modern Two-Bedroom Home in a Peaceful Cul-de-Sac Setting.

This stylishly presented modern two-bedroom home offers contemporary living in a quiet and family-friendly cul-de-sac. Designed for comfort and convenience, the property features a bright open-plan ground floor, a spacious rear garden, and ample driveway parking for multiple vehicles.

Upon entry to the property you are met with an inviting open-plan ground floor. The ground floor consists of a welcoming entrance hall, contemporary fitted kitchen, light-filled lounge, and a modern downstairs WC.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms, both offering ample space for furnishings, along with a stylish family bathroom finished to a high standard.

Externally, the rear garden provides a wonderful private space for relaxation, with plenty of room for children or pets to play.

Additional benefits include gas central heating, double glazing throughout, and a location that combines peaceful surroundings with easy access to local amenities and transport links.

This property is ideal for first-time buyers, young families, or those looking to downsize to a modern and easily maintained home in a desirable area.



## Additional Information

Tenure: Freehold

Local Authority: Wychavon

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

EPC Rating: TBC

## 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.

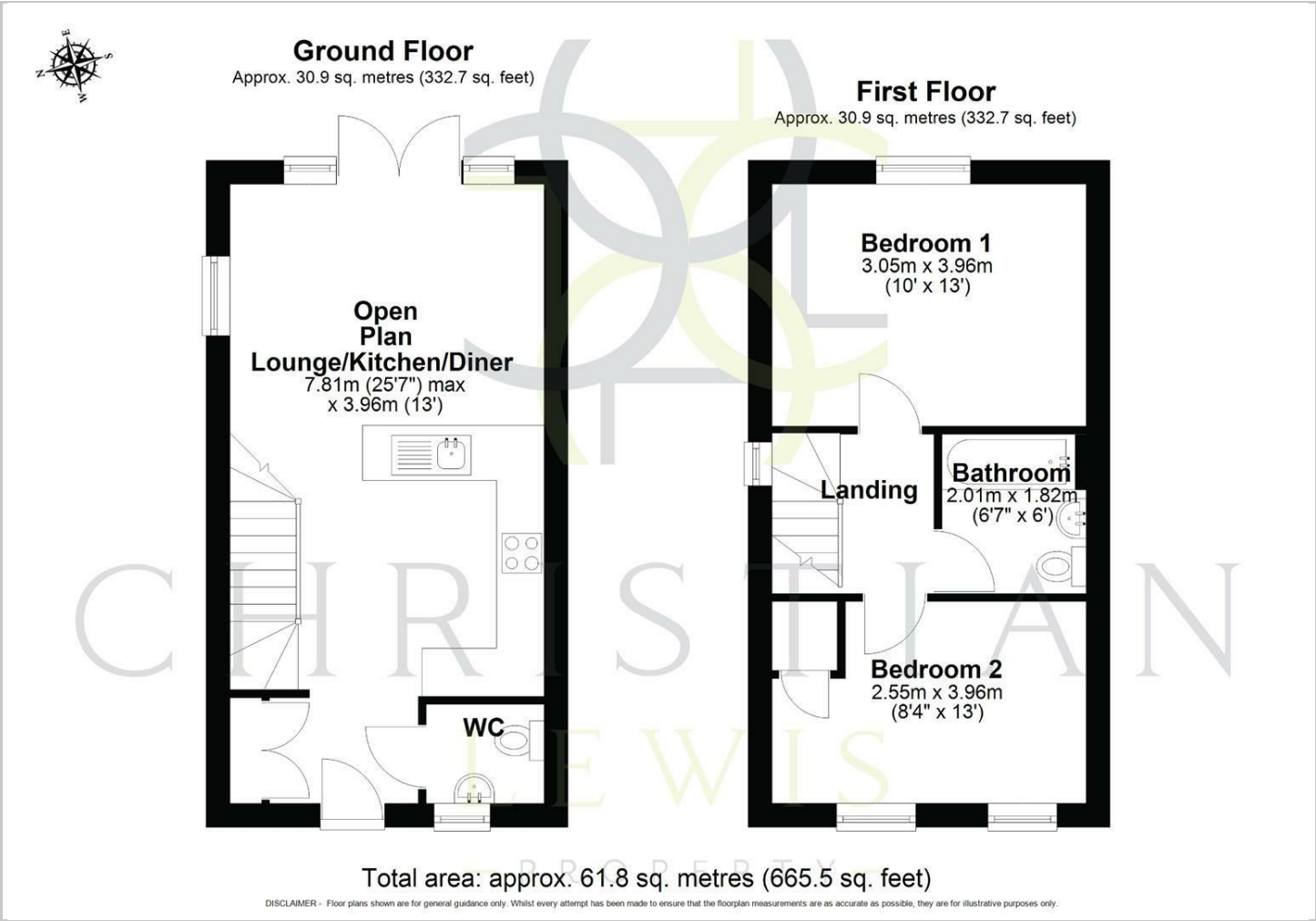






CHRISTY  
LAWSON

Floor Plans

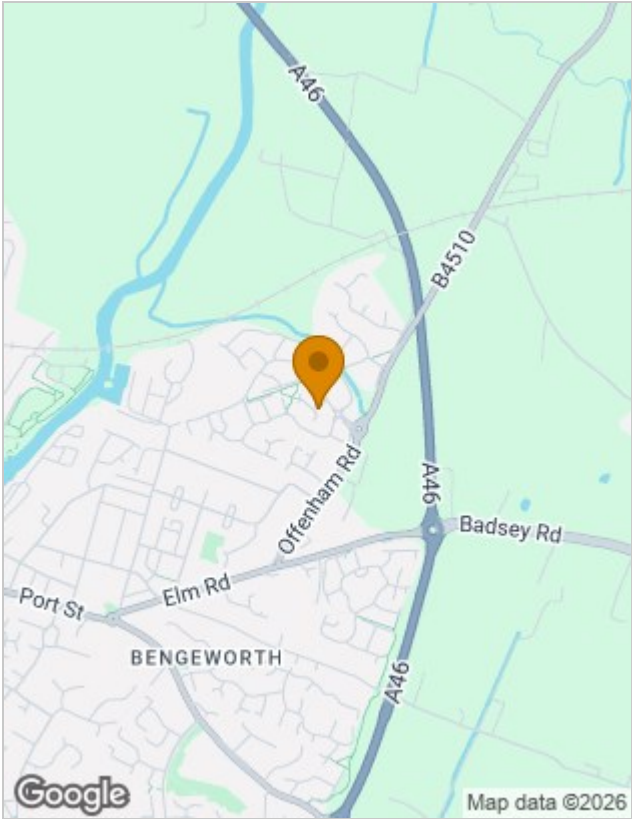


Viewing

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.

Location Map



Energy Performance Graph

