



15 Clun Forest Way, Evesham, WR11 7AP

Guide price £295,000





CHRISTIAN
LEWIS

15 Clun Forest Way

Evesham, WR11 7AP

- A modern three bedroom home
- Private rear garden
- Ensuite
- Lovely position
- Parking
- Well presented

A wonderful home situated with a lovely aspect to the rear.

This beautifully maintained and stylishly presented three-bedroom family residence offers bright, airy, and generously proportioned living spaces, perfectly suited to meet the needs of modern family life.

The ground floor features a spacious and welcoming lounge, enhanced by a charming bay window that fills the room with natural light. At the heart of the home lies a contemporary open-plan kitchen and dining area, fully fitted with modern appliances and sleek cabinetry. Double doors lead directly from the dining area to the private rear garden, creating a seamless indoor-outdoor flow ideal for both everyday living and entertaining.

Upstairs, the master bedroom benefits from built-in double wardrobes and a sleek en-suite shower room for added comfort and convenience. Two further well-proportioned bedrooms are served by a stylish and modern family bathroom, providing practical and comfortable accommodation for the whole household.

Additional features include Karndean flooring throughout the ground floor and all bathrooms, a well-maintained and enclosed rear garden offering a safe space for children to play or for alfresco dining, and private off-road parking for two vehicles.

Conveniently situated close to highly regarded schools and excellent transport links, including a direct trainline to London via Oxford, this property is perfectly positioned for families and commuters alike.

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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

Estate charges apply - £338.24 per year

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.

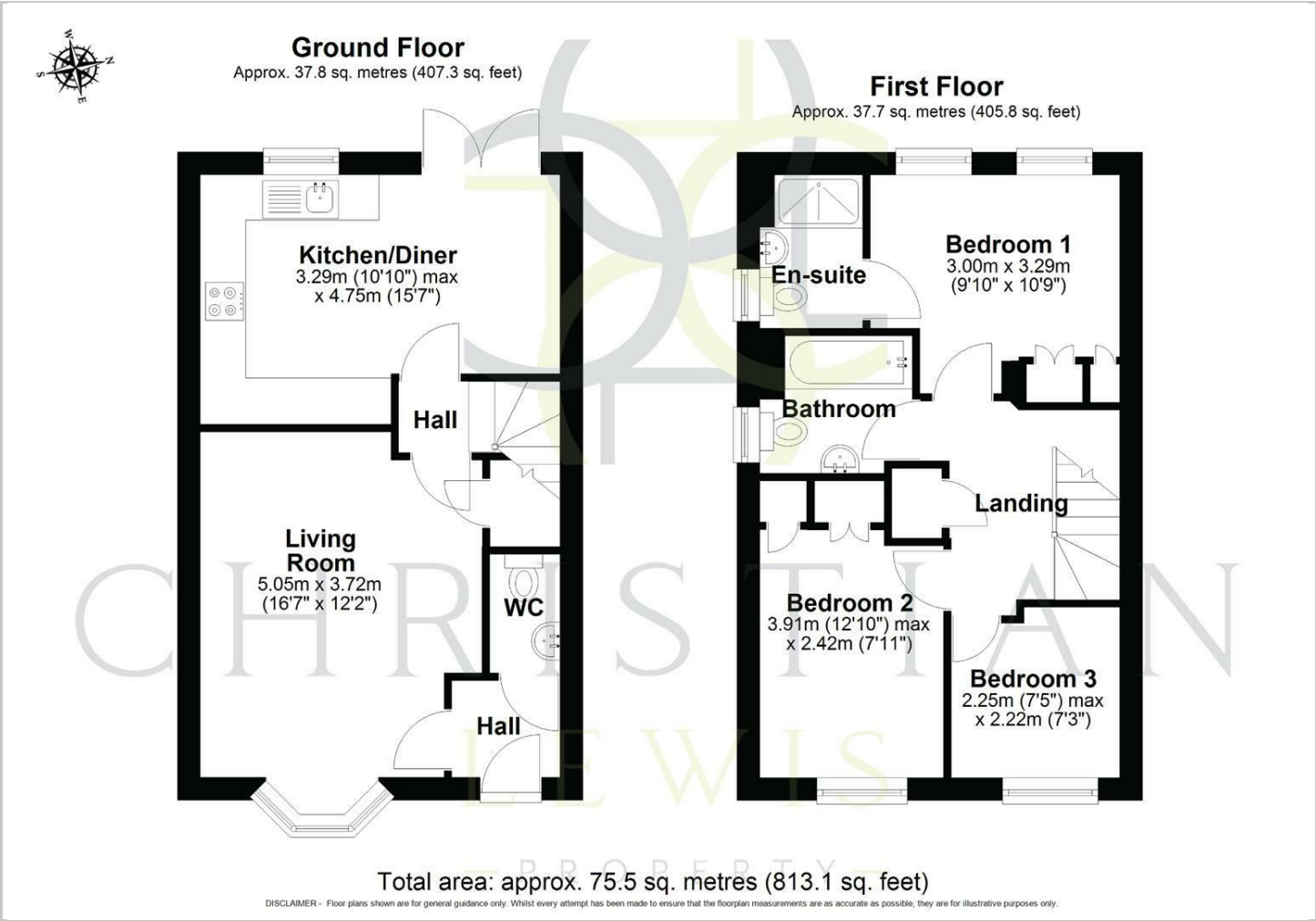






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Floor Plans

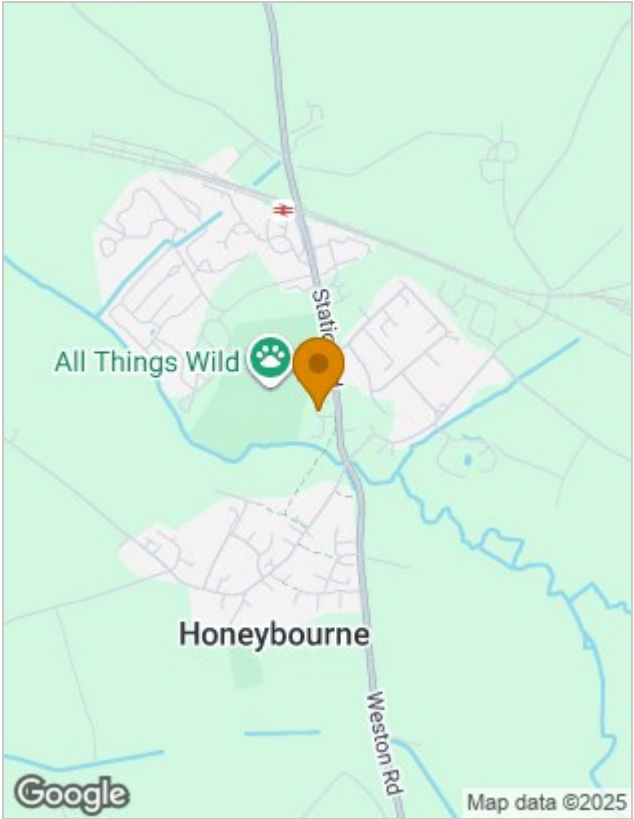


Viewing

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

