



3 St. Catherines Road, Evesham, WR11 2GE

Guide price £350,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 3 St. Catherines Road

Evesham, WR11 2GE

- A detached family
- Four bedroom, two bathrooms
- Ample parking
- Well presented
- Master bedroom with fitted wardrobes and ensuite
- Highly popular location
- A useful fifth bedroom downstairs or playroom
- Must be viewed to appreciate the space on offer
- Light and airy
- The perfect family home

A beautifully presented detached family home with generous parking.

This bright and spacious four-bedroom, two-bathroom detached family home is situated in the sought-after Charity Crescent area. Lovingly maintained by its current owners, the property offers versatile and well-proportioned living spaces perfect for modern family life.

The ground floor features an inviting entrance hall, a comfortable living room, a formal dining room, and a well-equipped kitchen/breakfast area. Additionally, there is a flexible playroom or downstairs bedroom with an adjoining WC.

Upstairs, you'll find four bedrooms, including a master bedroom with fitted wardrobes and an ensuite bathroom. The outdoor space includes ample off-road parking at the front and a beautifully maintained rear garden, complete with a patio area and a garden shed.



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## Additional Information

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

**Local Authority:** Wychavon District Council

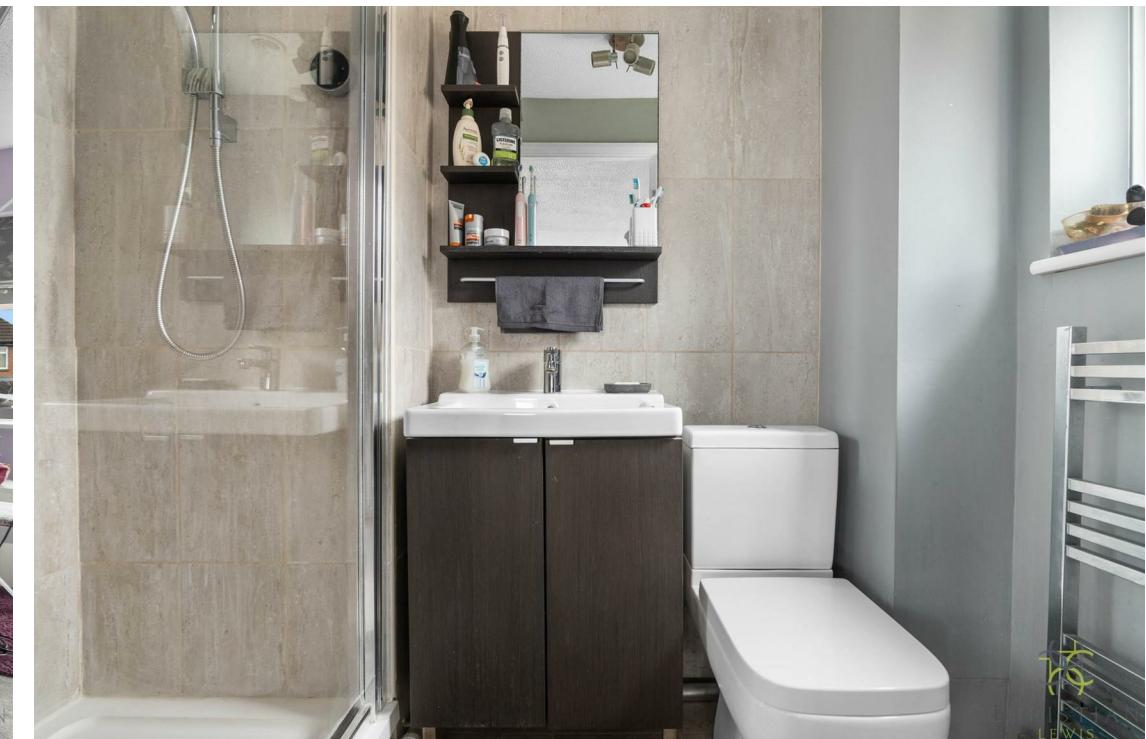
**Council Tax Band:** We understand that the Council Tax Band for the property is Band E

**EPC Rating:** D

## Disclaimer

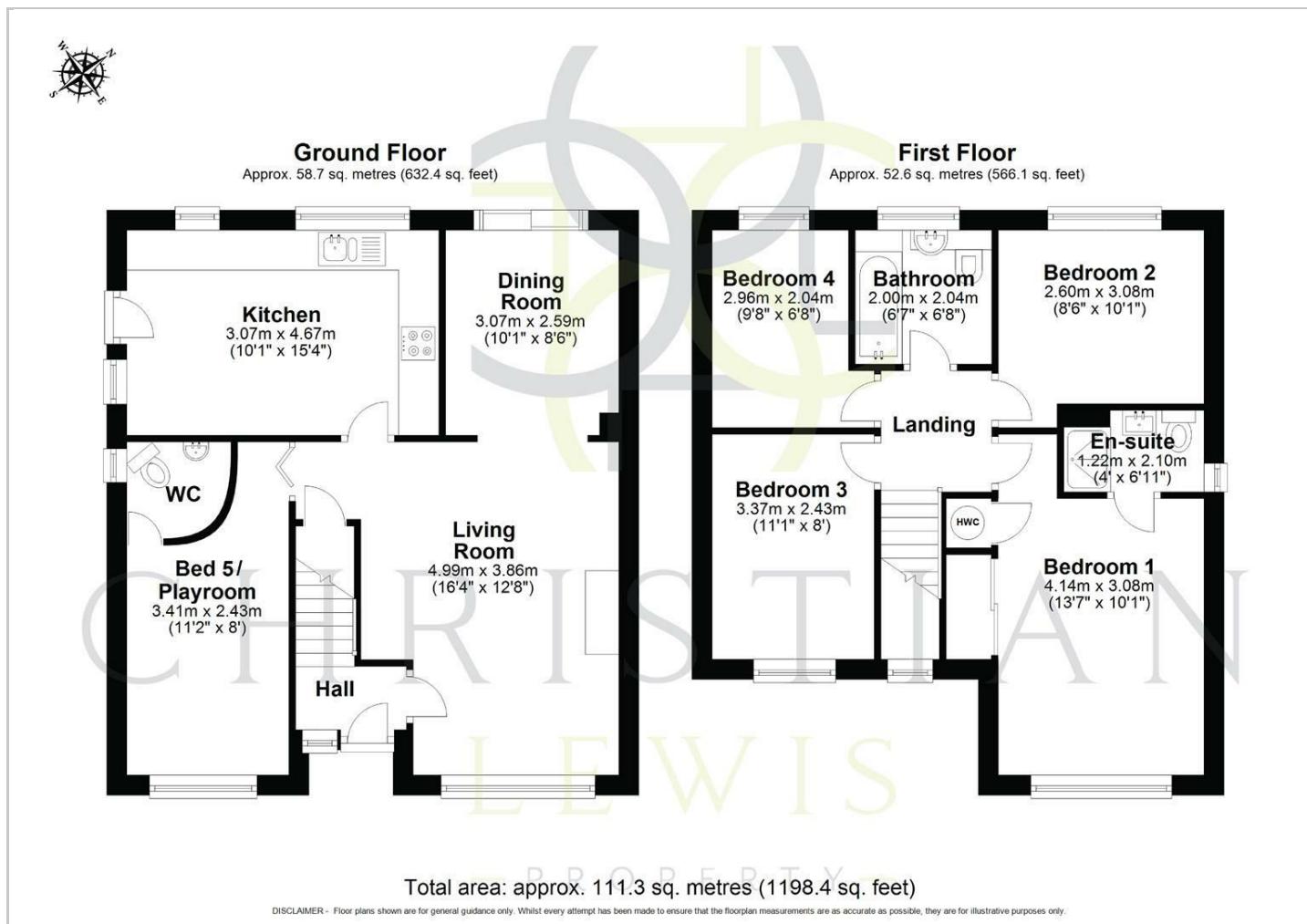
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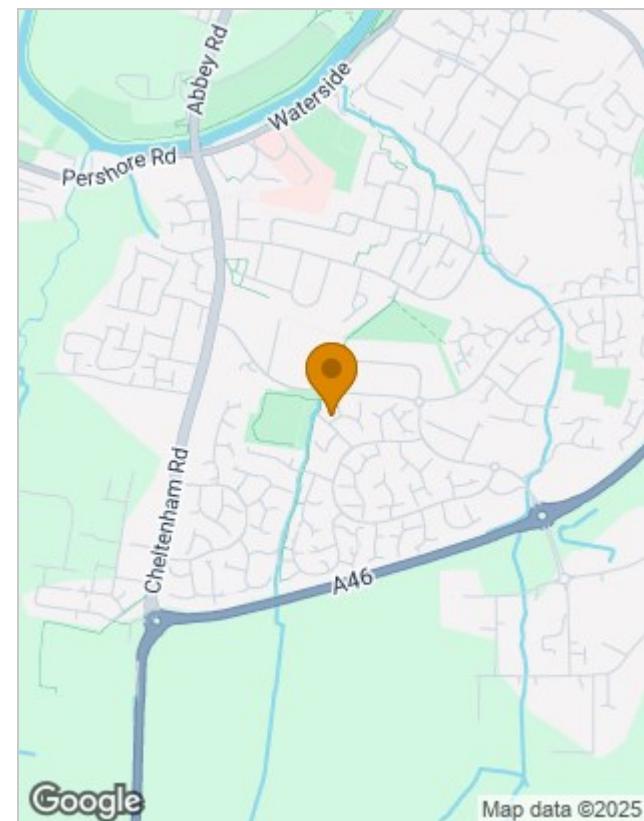




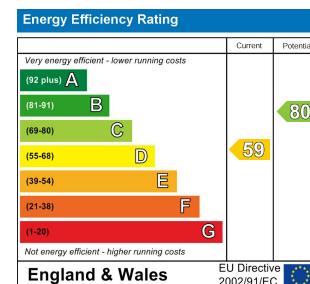
## Floor Plans



## 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.