



17 Clarks Hill Rise, Evesham, WR11 2FW

Offers in the region of £270,000

 3  2  1  C



17 Clarks Hill Rise

Evesham, WR11 2FW

- Flexible living
- Two bathrooms
- Show home condition
- Three bedrooms
- Parking
- Must be viewed to be appreciated

RARELY DO WE COME ACROSS A HOUSE WHICH HAS BEEN SO WELL LOOKED AFTER AND IN PRISTINE CONDITION

This beautifully maintained home has been lovingly owned and meticulously cared for by the current owner, making it a rare opportunity to acquire a property presented in such ???????? condition throughout. From the moment you step inside, the sense of care and attention is immediately apparent.

The ground floor offers a welcoming entrance hallway, a convenient downstairs W/C, a well-appointed kitchen, and a spacious lounge/dining area—perfect for both everyday living and entertaining.

On the first floor, you will find two generously sized bedrooms along with a modern family bathroom, all presented to a high standard. The second floor is dedicated to an impressive principal bedroom, complete with fitted wardrobes and a private en-suite, creating a ???? and comfortable retreat.

Externally, the property further benefits from an allocated parking space and a rear garden, ideal for relaxing or enjoying outdoor gatherings.

Overall, this is a superbly presented home, ready for immediate occupation and perfectly suited to a range of buyers.



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 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.

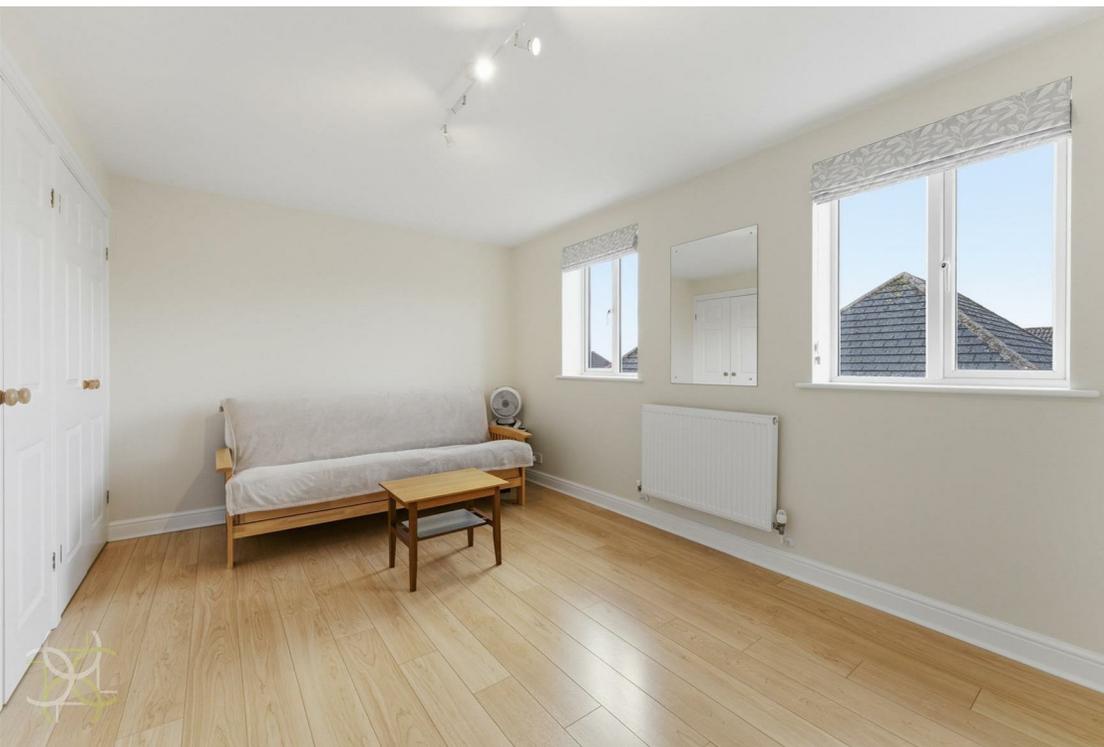
Please inform us if you become aware of any information being inaccurate. Tenure: We understand that the property for sale is Freehold
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Agents note - Awaiting probate

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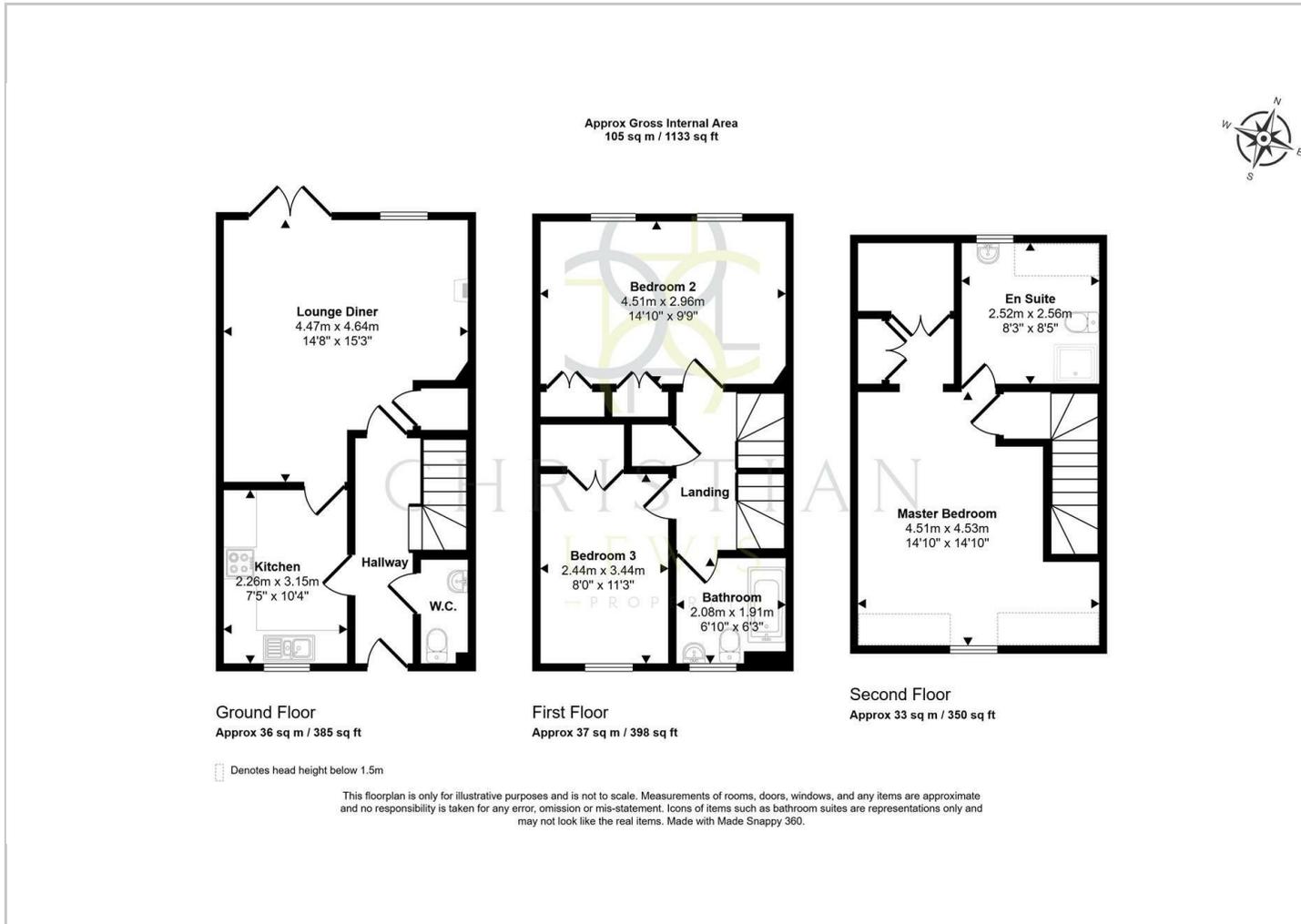
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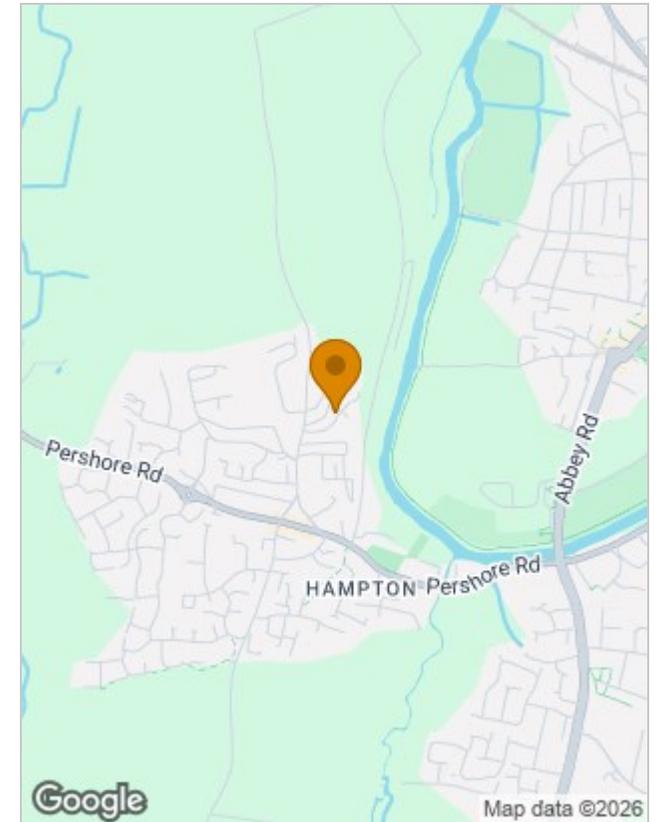




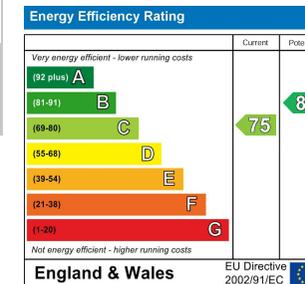
Floor Plans



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.