



6 Burford Gardens  
Evesham, WR11 3AJ

**Asking price £125,000**



CHRISTIAN  
LEWIS  
PROPERTY

## 6 Burford Gardens

Evesham, WR11 3AJ

Retirement Bungalow situated in a Sought-After Development within Evesham

Located within a popular development designed for assisted independent living, this delightful terraced retirement bungalow offers comfort, convenience, and a strong sense of community.

Boasting a spacious double bedroom and a generous reception room, the property provides bright and versatile living space ideal for relaxed, low-maintenance living. The well-appointed kitchen and modern shower room suite, along with a convenient cloakroom W.C. help to ensure practicality.

Outside, you'll find well-maintained communal gardens and your own private rear patio garden – perfect for enjoying the outdoors in peace and privacy.

Residents benefit from an on-site manager, dedicated parking, and the reassurance of a supportive environment tailored to independent living.

Located close to local amenities, shops, and excellent transport links, this property offers both comfort and convenience in equal measure.

A perfect opportunity for those seeking a secure and welcoming retirement community in the heart of Evesham.





#### Additional information

**Tenure:** We understand that the property is for sale Leasehold - 87 years remaining

**Local Authority:** Wychavon District Council

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

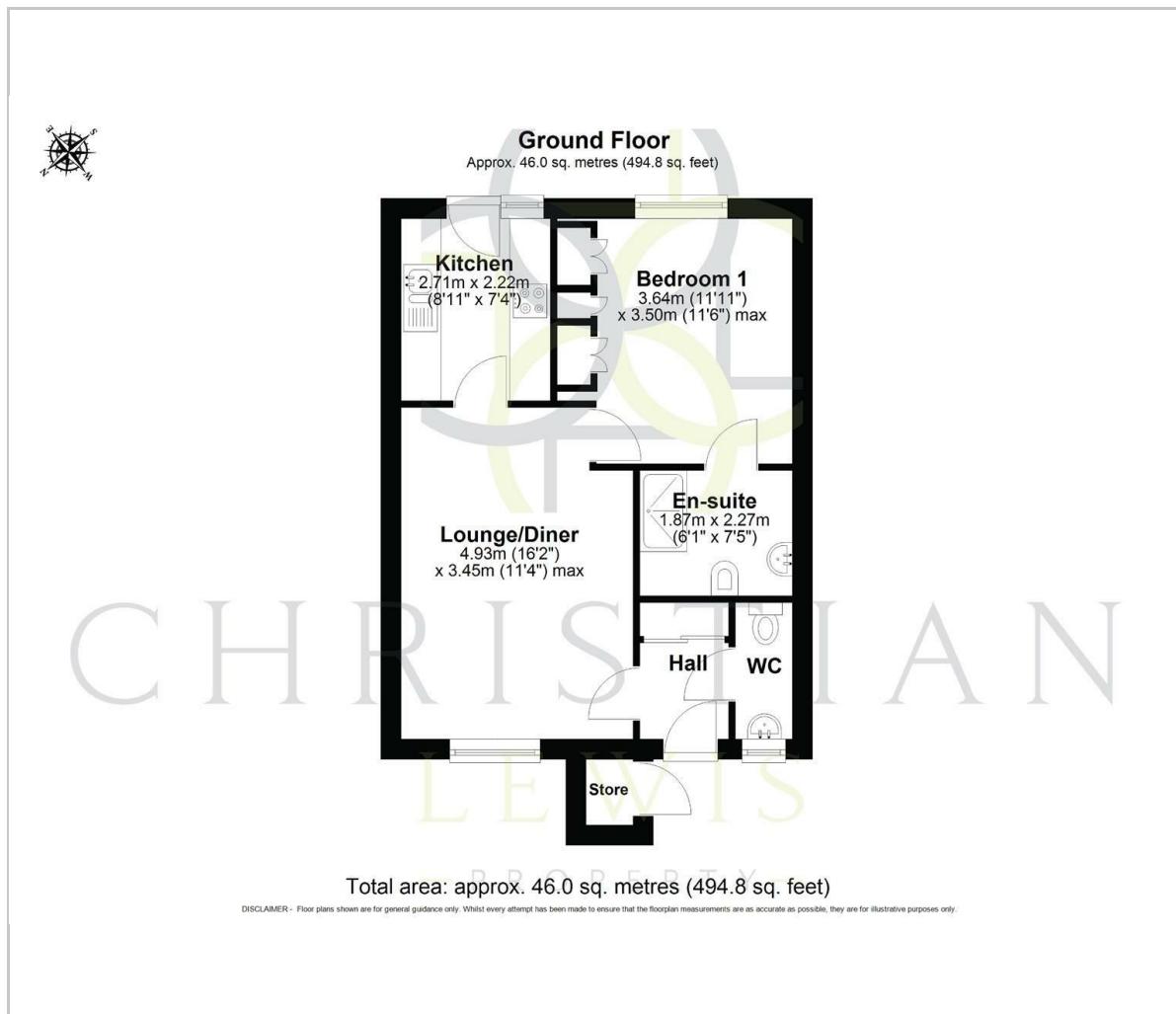
**EPC Rating:** D

The monthly charge is £152.33

#### 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.

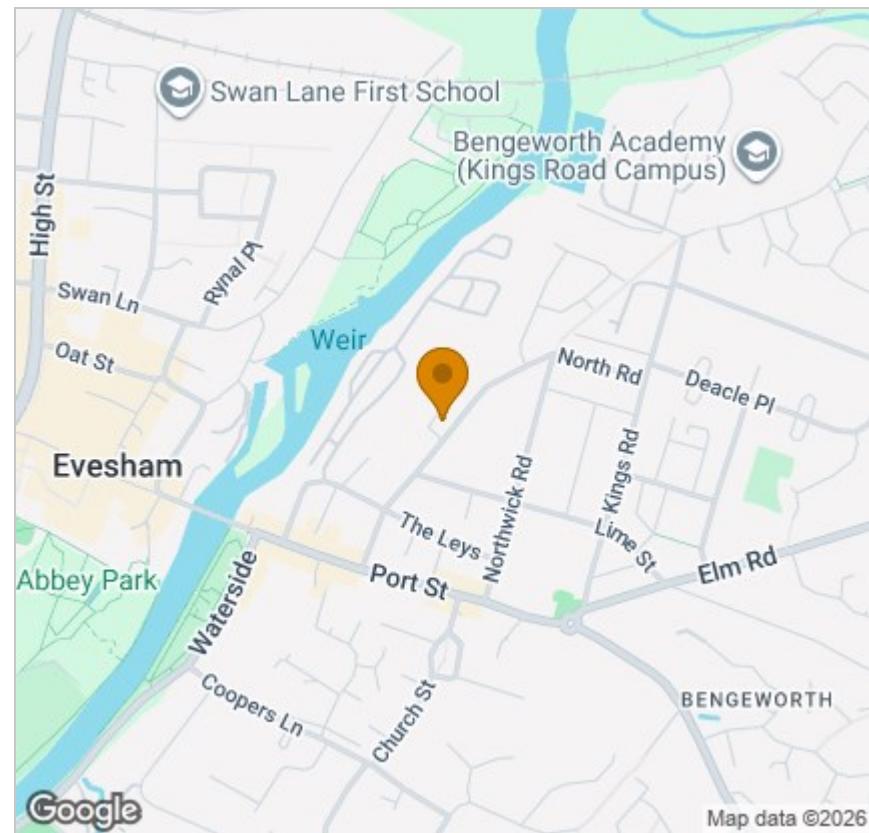
## Floor Plan



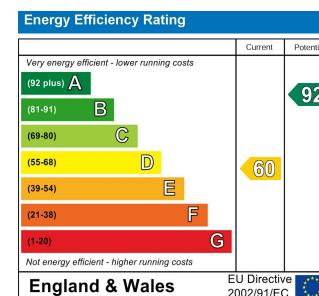
## Viewing

Please contact our Evesham Office on 01386 442929  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.