



39 Worcester Road, Evesham, WR11 4JU

Offers over £250,000



CHRISTIAN  
LEWIS  
—PROPERTY—



# 39 Worcester Road

Evesham, WR11 4JU

- A fabulous period property in need of renovation
- Three bedrooms, two bathrooms
- Bursting with character and original features
- Over 1,800sqft
- Parking and garage
- Walking distance to the train station, local school and also supermarkets

## A TREMENDOUS PERIOD PROPERTY REQUIRING SOME UPDATING

A characterful double-fronted red brick property, offering excellent potential for modernisation, set on a generous and well-proportioned plot. This home presents a fantastic opportunity to create a superb family home whilst retaining its original character and appeal.

Situated on a generous corner plot, this property benefits from off-road parking and a single garage, making it an ideal opportunity for someone looking to personalise their home. Having been lovingly cared for by the same owner for many years, it is now ready for a fresh chapter and offers enormous potential for modernisation. This is a property that truly needs to be seen in person to be fully appreciated.

The accommodation comprises a welcoming porch leading into a central hall, two spacious reception rooms, a kitchen/diner, pantry, utility room, and a convenient ground-floor W/C. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite, as well as a family bathroom. Additional features include front and side gardens, a cellar, and the property is offered to the market with no onward chain, providing a straightforward purchase for the next owner.



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## Additional Information

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

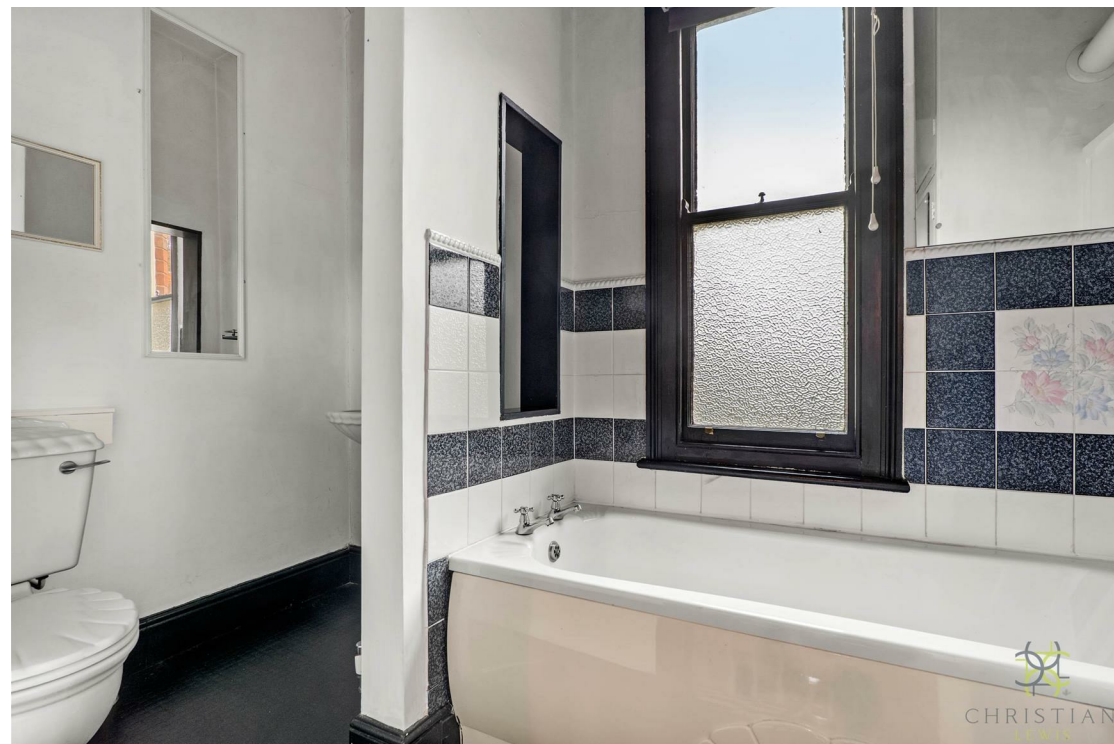
Local Authority: Wychavon

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

EPC Rating: D

## Disclaimer

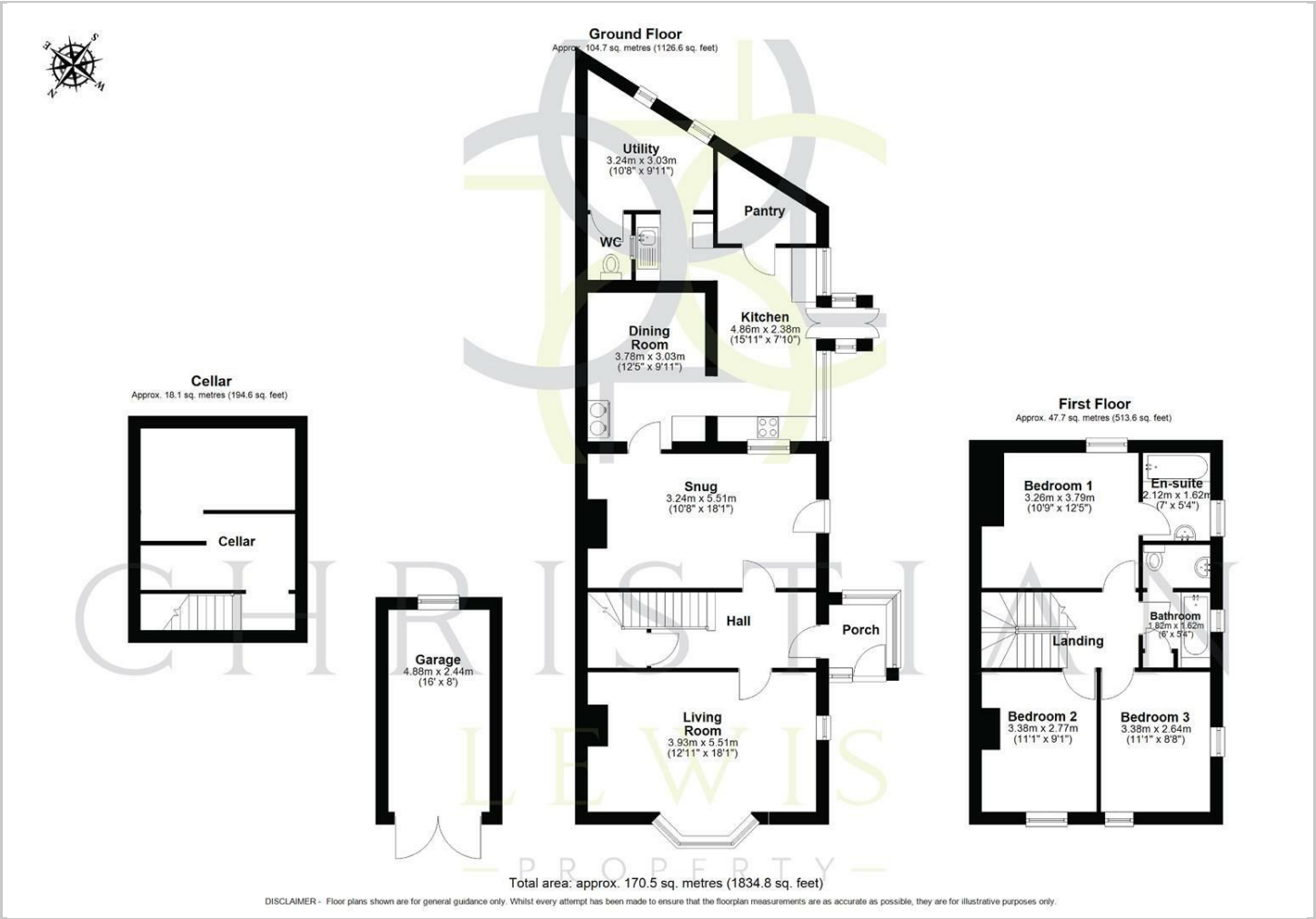
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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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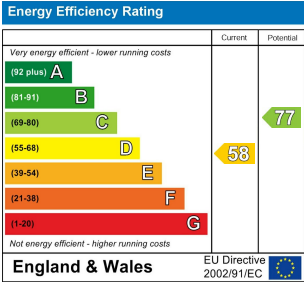
Floor Plans



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.