



10 Montfort Street, Evesham, WR11 3BY

Offers over £230,000





10 Montfort Street

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- Beautifully presented terraced home
- Spacious lounge with bay window
- Modern fitted kitchen
- Well-maintained rear garden
- Two double bedrooms
- Separate dining room
- Large family bathroom with bath and separate shower
- Walking distance to Evesham town centre

A beautifully presented terraced property offering deceptively spacious accommodation, a superb rear garden and a fantastic blend of character and modern living, situated within walking distance of Evesham town centre.

This stylish two-bedroom home has been thoughtfully improved by the current owners and offers bright, well-proportioned accommodation throughout. Arranged over two floors, the property combines period charm with contemporary finishes, making it an ideal purchase for first-time buyers, families or those looking to downsize without compromise.

The accommodation begins with an entrance hallway leading through to a welcoming lounge, featuring a beautiful bay window, attractive feature fireplace and tasteful décor. To the rear of the property is a generous dining room, providing an excellent entertaining space and flowing naturally into the modern fitted kitchen. The kitchen offers a range of contemporary units and ample worktop space, whilst a useful utility area and ground floor cloakroom add further practicality.

On the first floor, a spacious landing leads to two well-proportioned bedrooms and an impressive family bathroom. The principal bedroom is a particularly generous double room, whilst the second bedroom would make an excellent child's bedroom, guest room or home office. The family bathroom is notably larger than average and comprises both a separate shower enclosure and bath.

Externally, the property continues to impress with a beautifully maintained rear garden. Predominantly laid to lawn with paved seating areas, the garden provides an excellent space for outdoor dining, entertaining and family enjoyment.

Montfort Street is conveniently positioned within easy reach of Evesham town centre, offering a range of shops, cafés, restaurants and leisure facilities. The property also benefits from excellent access to local schools, riverside walks and Evesham railway station, providing direct links to Worcester, Oxford and London Paddington.



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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 B
EPC Rating D

Disclaimer

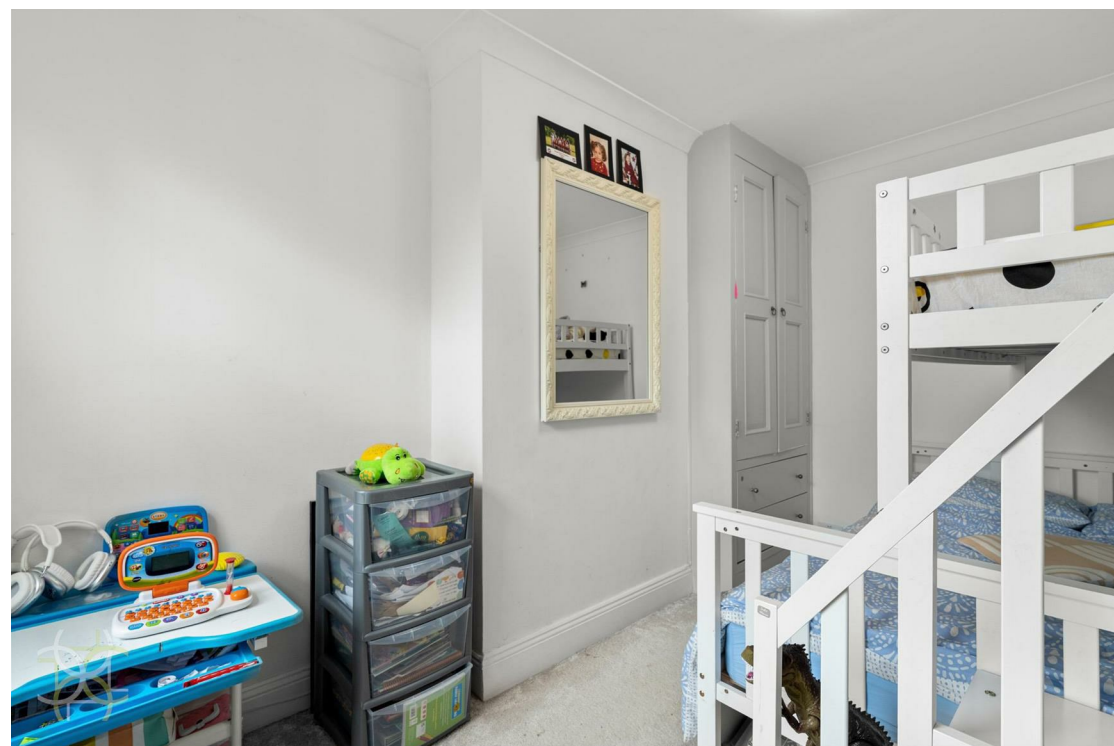
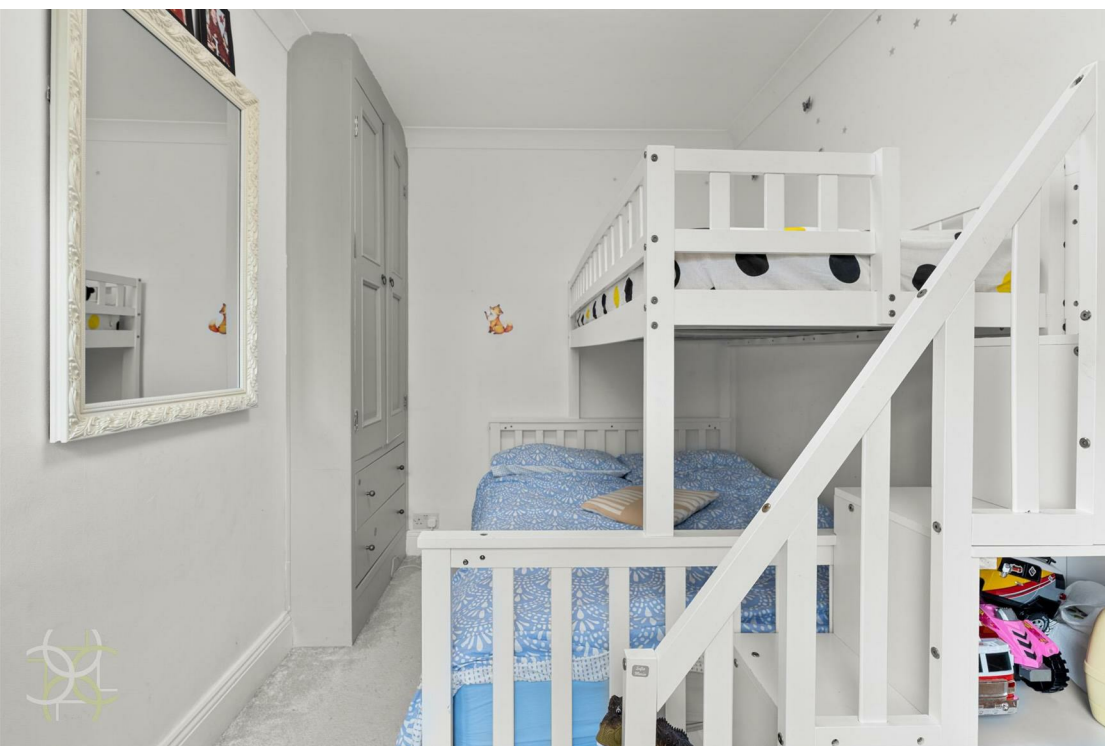
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

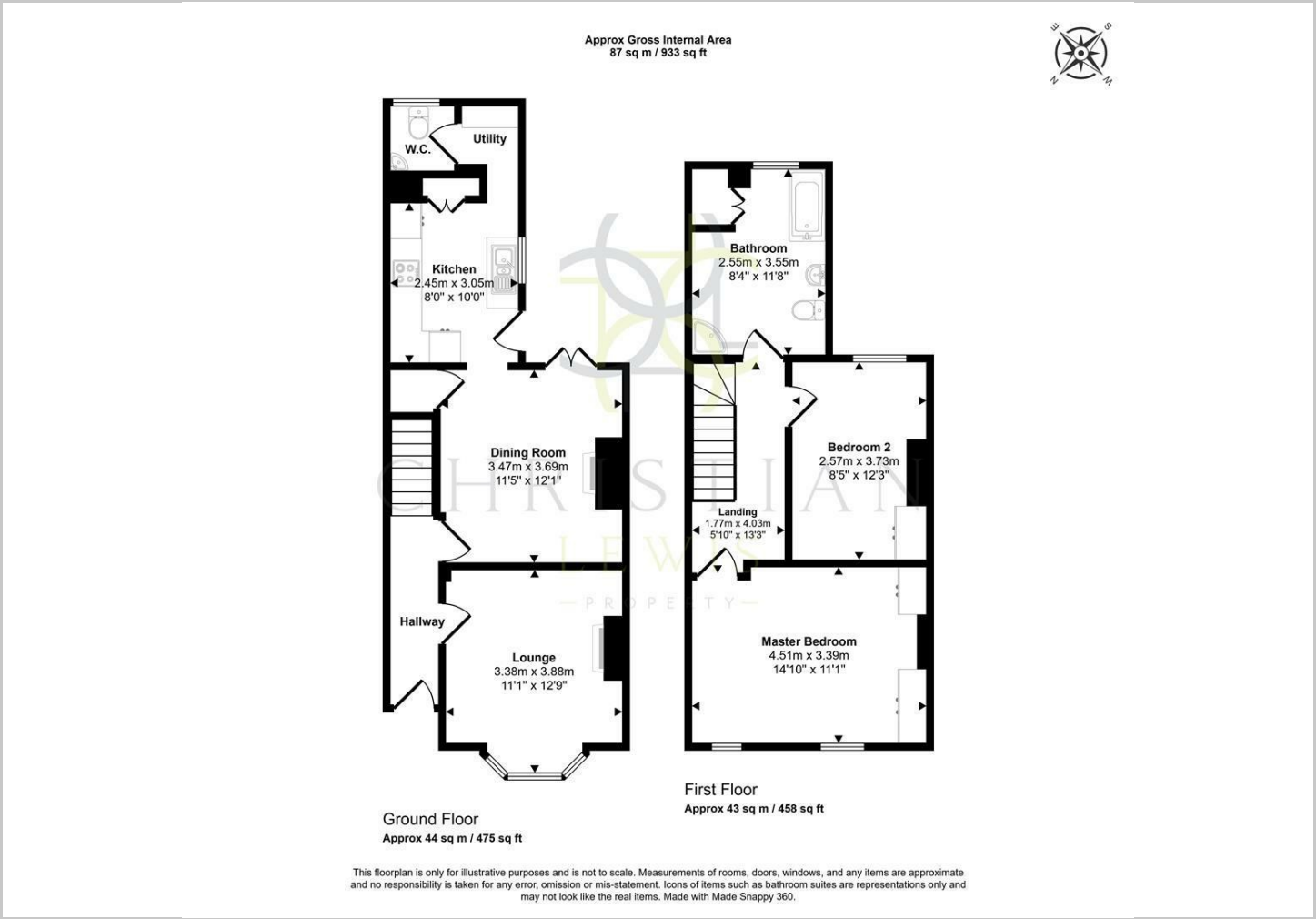
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



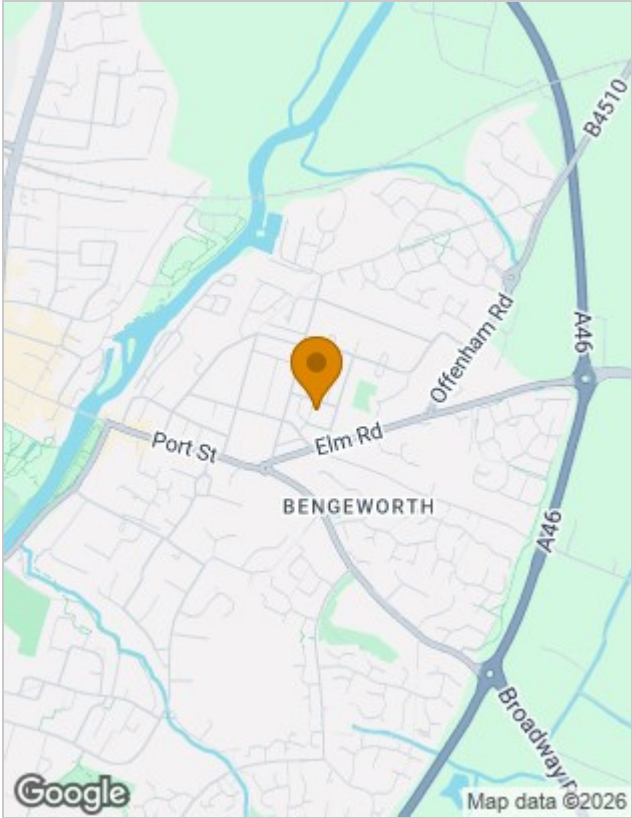
Viewing

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.

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Location Map



Energy Performance Graph

