



8 Lichfield Avenue, Evesham, WR11 3EA

Offers in excess of £350,000



CHRISTIAN
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PROPERTY



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Evesham, WR11 3EA

- A refurbished three bedroom family home located in one of Evesham's most sought after roads
- Renovated family bathroom
- Driveway and parking for multiple cars
- A south facing garden that will knock your socks off!
- Log burners and character features
- Must be viewed to appreciate the size and spec on offer

A beautifully refurbished and thoughtfully extended home, superbly positioned on one of Evesham's most sought-after residential roads.

This attractive older-style property perfectly combines period character with modern living, featuring a generous private driveway, an abundance of original features, and a substantial south-facing rear garden that enjoys excellent natural light throughout the day.

Having been carefully extended, the property now offers in excess of 1,100 sq ft of well-proportioned accommodation, finished to a high specification and designed to suit contemporary family living. The space, quality of finish, and exceptional location truly set this home apart.

The accommodation briefly comprises an inviting entrance hall featuring decorative panelling, leading to a cosy snug. There is a spacious sitting room, complete with a log-burning stove, which opens seamlessly into the dining area, with patio doors providing direct access to the rear garden and allowing for excellent natural light. The ground floor is completed by a fully fitted kitchen and a convenient cloakroom/WC. To the first floor, the property offers three well-proportioned bedrooms served by a recently refurbished family bathroom, making the layout ideal for both families and those seeking flexible living space.

An internal viewing is highly recommended to fully appreciate the scale, layout, and lifestyle this impressive property has to offer.



Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: C

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.

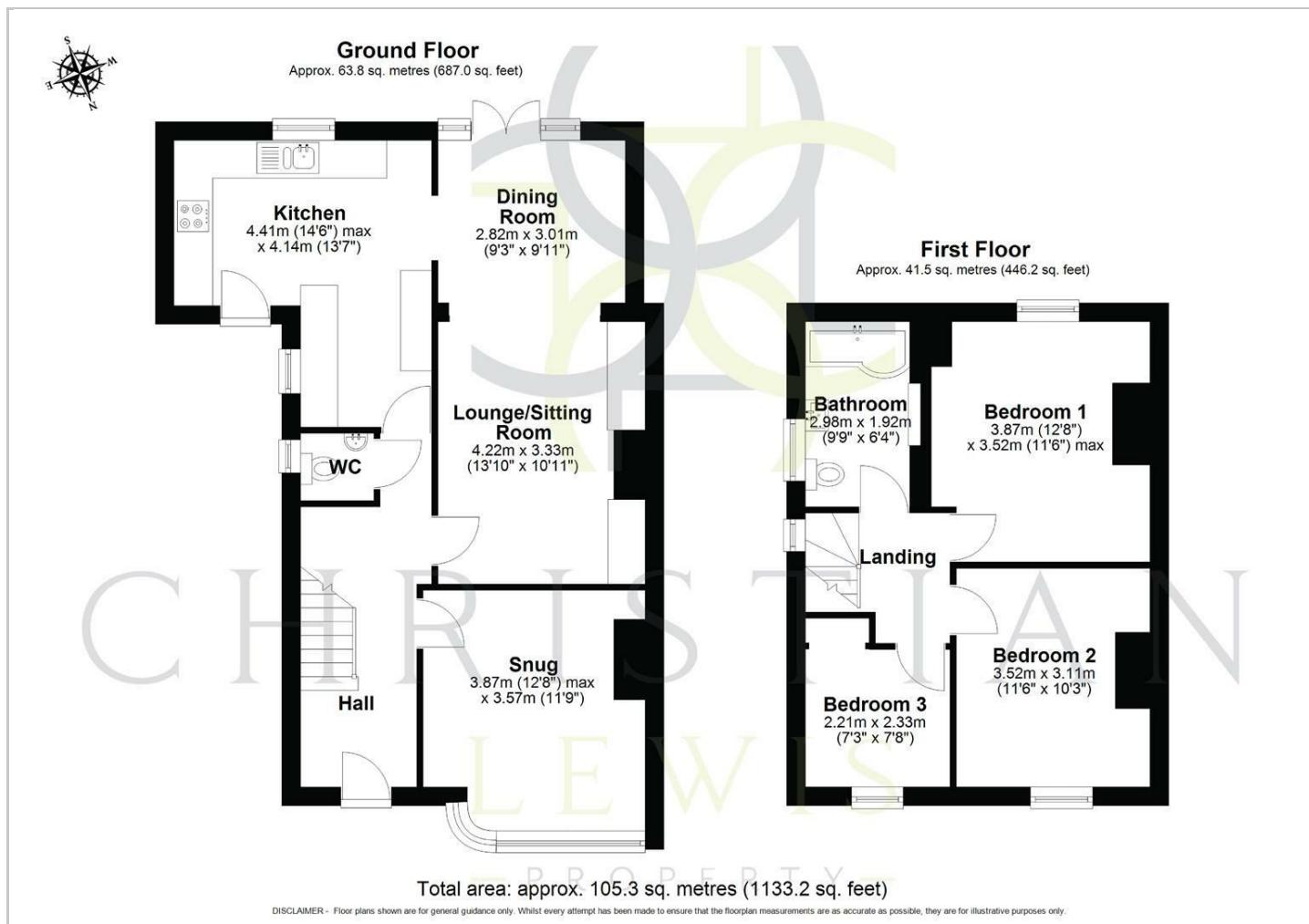




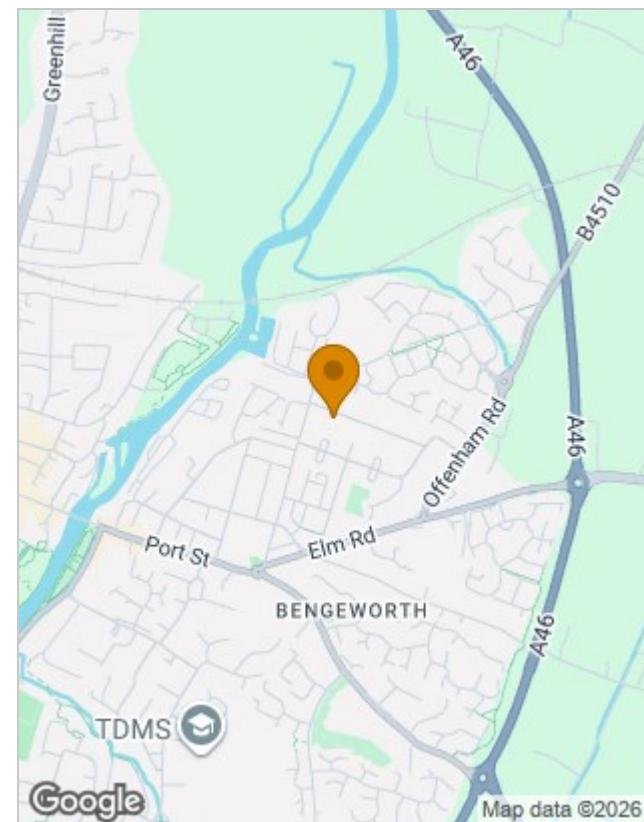


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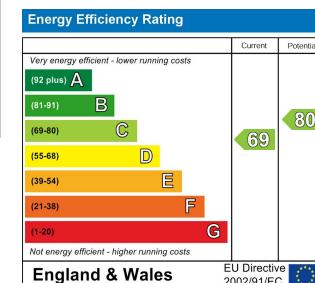
Floor Plans



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.