



33 Mansion Gardens, Evesham, WR11 1BX

Offers over £300,000









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# 33 Mansion Gardens

Evesham, WR11 1BX

- A home which is in need of refurbishment located on one of Evesham's most desirable roads
- Three extremely spacious bedrooms
- Parking plus garage
- Garden
- Tremendous potential to remodel and add value
- Situated down a no through road and within walking distance to the town centre, train station and river walks

A HOME IN NEED OF REFURBISHMENT IN ONE OF EVESHAM'S MOST DESIRABLE AND HIGHLY SOUGHT AFTER ROADS.

We are thrilled to introduce a fantastic opportunity to acquire a chain free property with tremendous potential—perfect for those looking to add value through renovation, remodelling, and personal touches. This home offers a blank canvas to create your ideal living space, tailored entirely to your taste and lifestyle.

Situated in the tranquil and sought-after setting of Mansion Gardens, a quiet no-through road, the location strikes the perfect balance between peaceful residential living and convenient access to all the amenities that Evesham has to offer. Within easy walking distance to shops, schools, cafes, and transport links, this property is ideal for a wide range of buyers, including first-time homeowners, growing families and discerning downsizers. The property comprises of; hall, living room, dining room, kitchen and conservatory. Upstairs there are three bedrooms and a shower room. Outside there is driveway providing parking, single garage and rear garden.



## 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 D

EPC Rating: F

## 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.





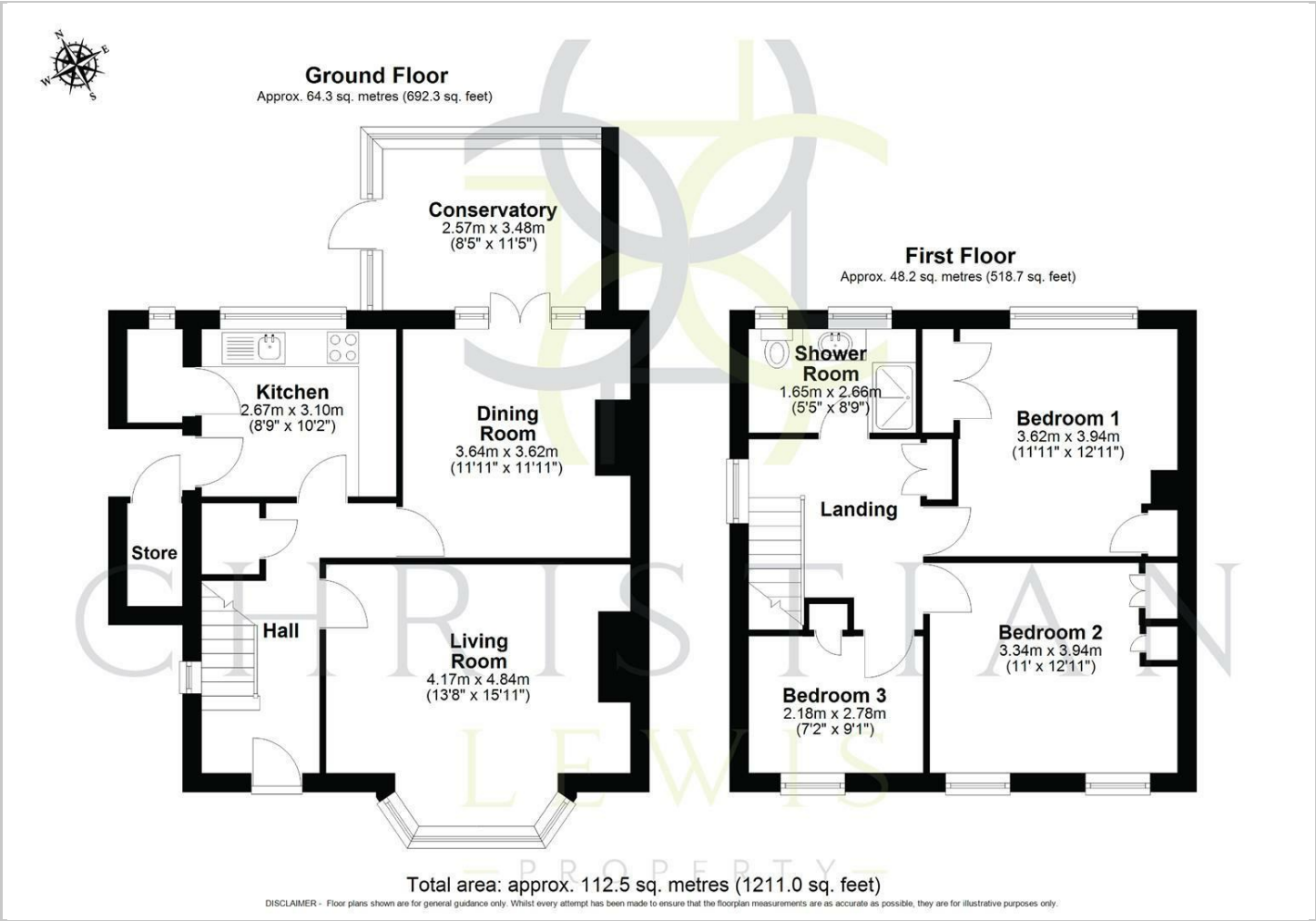








Floor Plans

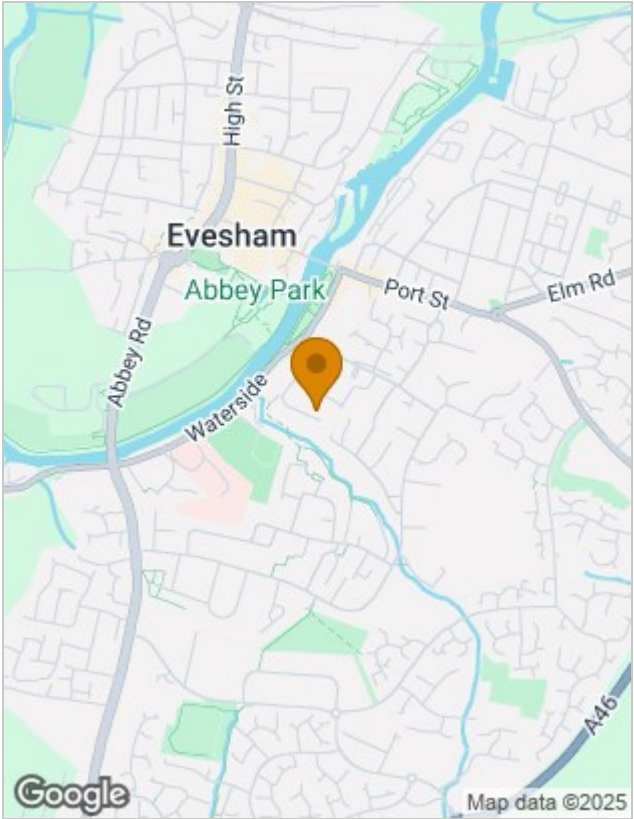


Viewing

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.

Location Map



Energy Performance Graph

