



44 Cheltenham Road, Evesham, WR11 2LB

Offers over £550,000



CHRISTIAN
LEWIS
PROPERTY



Offers over £550,000

44 Cheltenham Road

Evesham, WR11 2LB

- A wonderful single storey sensation offered to the market with no onward chain
- Beautifully fitted kitchen/diner
- Oozing with curb appeal
- Two double bedrooms
- Lounge through to conservatory
- Ample parking plus double garage

A UNIQUE AND SPECIAL SINGLE STOREY HOME LOVINGLY REFURBISHED THROUGHOUT BY THE CURRENT OWNERS AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN

The Farriers is an exceptionally attractive home that immediately impresses with its strong curb appeal, occupying a generous plot that provides extensive off-road parking, a double garage, and a beautifully enclosed walled rear garden. Ideally positioned, the property is also within easy walking distance of a range of local amenities, making it both convenient and highly desirable.

Thoughtfully remodelled and upgraded by the current owners, this superb bungalow offers a perfect opportunity for those looking to downsize without compromising on space or comfort. Extending to over 1,500 sq ft of well-planned accommodation, all arranged on a single level, the property combines practicality with modern living.

The interior comprises a welcoming entrance hallway leading through to a recently refurbished and stylish kitchen/diner, designed with both functionality and entertaining in mind. An air conditioned spacious lounge flows seamlessly into a bright conservatory, creating a versatile living area filled with natural light. There are two generously sized double bedrooms, with the principal bedroom benefitting from fitted wardrobes, alongside a contemporary shower room and a separate WC/utility for added convenience.

Externally, the property continues to impress with a large driveway providing ample parking, a substantial double garage, and a low-maintenance rear garden enclosed by attractive walls. The garden is well stocked with a variety of established planting, offering a pleasant and private outdoor space to enjoy throughout the year.



Additional Information

Tenure: We understand that the property for sale is freehold

Local Authority: Wychavon District Council

Council Tax Band: F

EPC Rating: D

All mains connected

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.

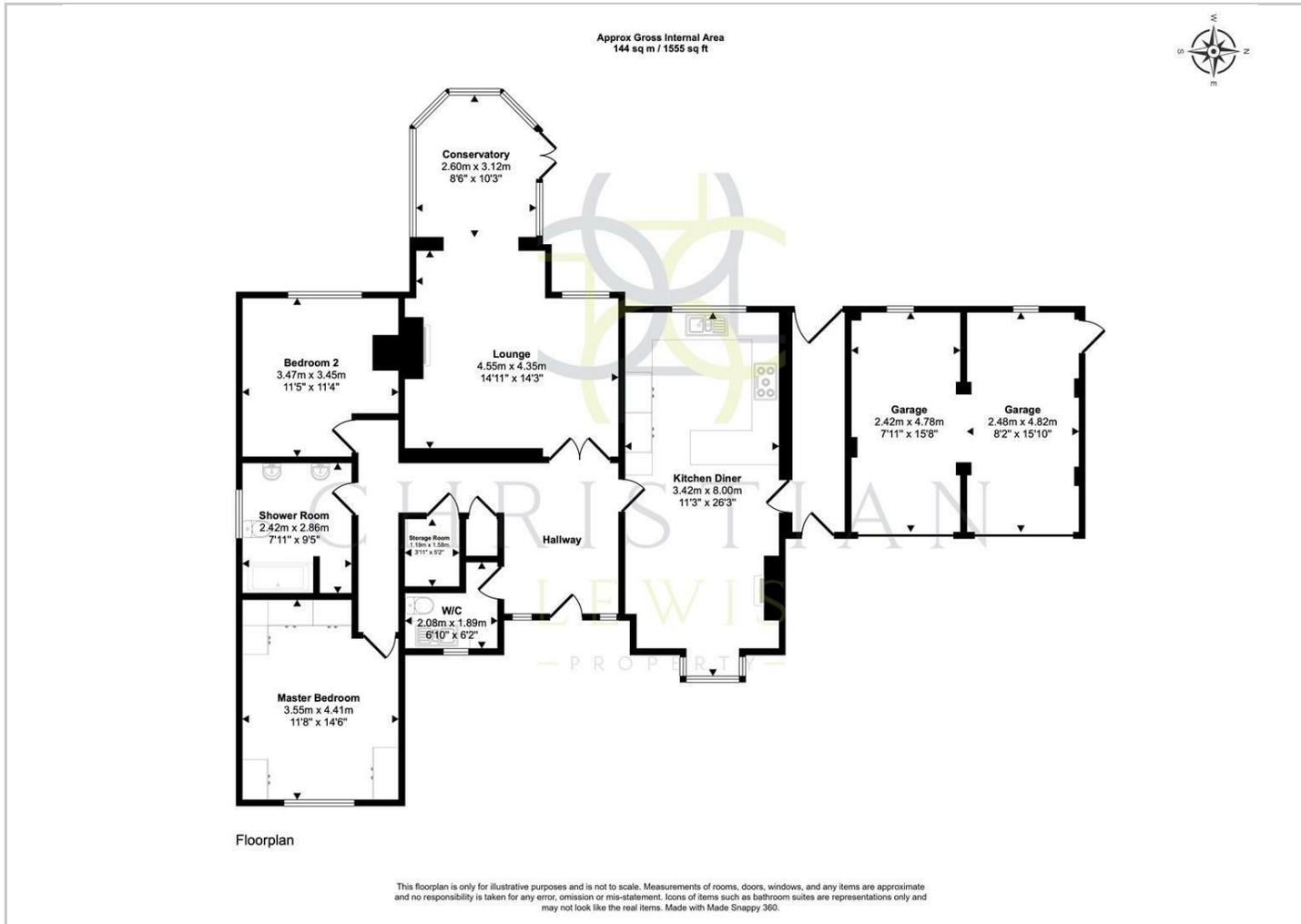
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.







Floor Plans

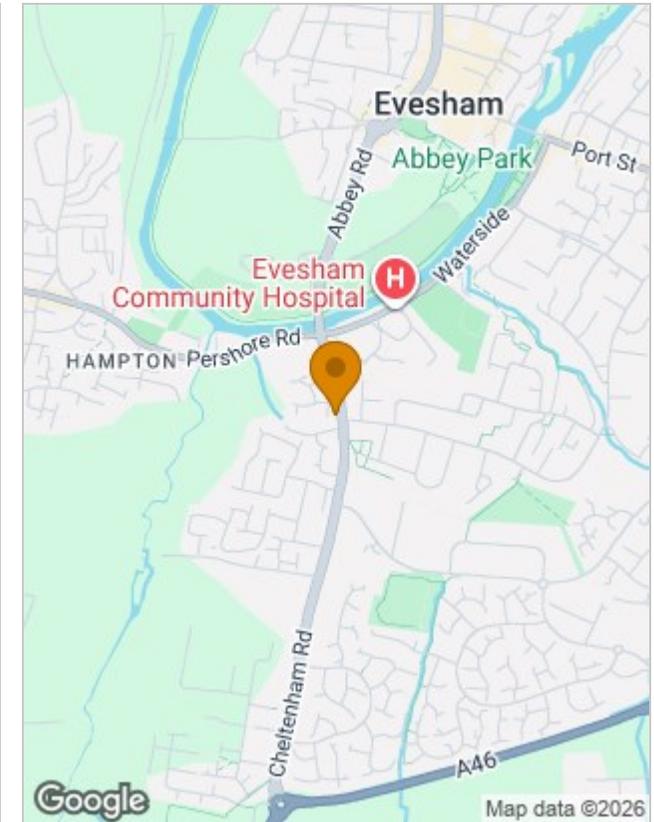


Viewing

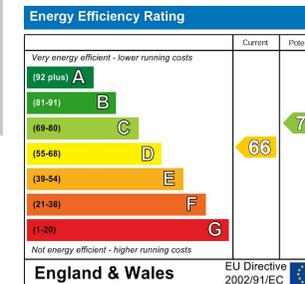
Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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.