



87 Pershore Road, Evesham, WR11 2LU

Offers over £275,000





CHRISTIAN
LEWIS

87 Pershore Road

Evesham, WR11 2LU

- Three bedroom mid-terrace house
- Feature fireplaces
- Enclosed rear garden
- Convenient access to local amenities
- Two reception rooms
- Well-presented throughout
- Off-road parking for 2 vehicles
- Early viewing strongly recommended

A beautifully presented and deceptively spacious three bedroom mid-terrace home, offering flexible living accommodation arranged over two floors, a landscaped rear garden with shed, and the rare benefit of off-road parking to the rear. Thoughtfully configured and well maintained throughout, this property combines period character with practical modern living — making it an excellent choice for first-time buyers, families, or those looking to upsize.

The property is approached via a traditional frontage and opens into a welcoming entrance hall with stairs rising to the first floor. To the front is a cosy living room featuring a character fireplace, creating an inviting space to relax. To the rear is a separate sitting room, again centred around a feature fireplace, providing a second reception room ideal as a snug, family room, or home working space.

The kitchen is fitted with a range of wall and base units and generous worktop space, opening through to a dedicated dining room — a bright and sociable area perfect for everyday family life or entertaining. A door from the dining room lead directly out to the rear garden, allowing plenty of natural light to flow through the ground floor.

Upstairs, the first floor offers three bedrooms, including two doubles and a third single bedroom, along with a modern family bathroom.

Externally, the rear garden has been thoughtfully arranged with patio seating areas, lawn, and planted borders, creating an attractive and low-maintenance outdoor space. To the rear of the garden is a useful timber shed, with off-road parking beyond — a valuable feature for properties of this style.

Conveniently located on Pershore Road, the property offers easy access to Evesham town centre, local amenities, schools, and transport links, making it well positioned for both commuters and families alike.

Early viewing is highly recommended to fully appreciate the space, character, and location on offer - contact us today to arrange your appointment.



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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.

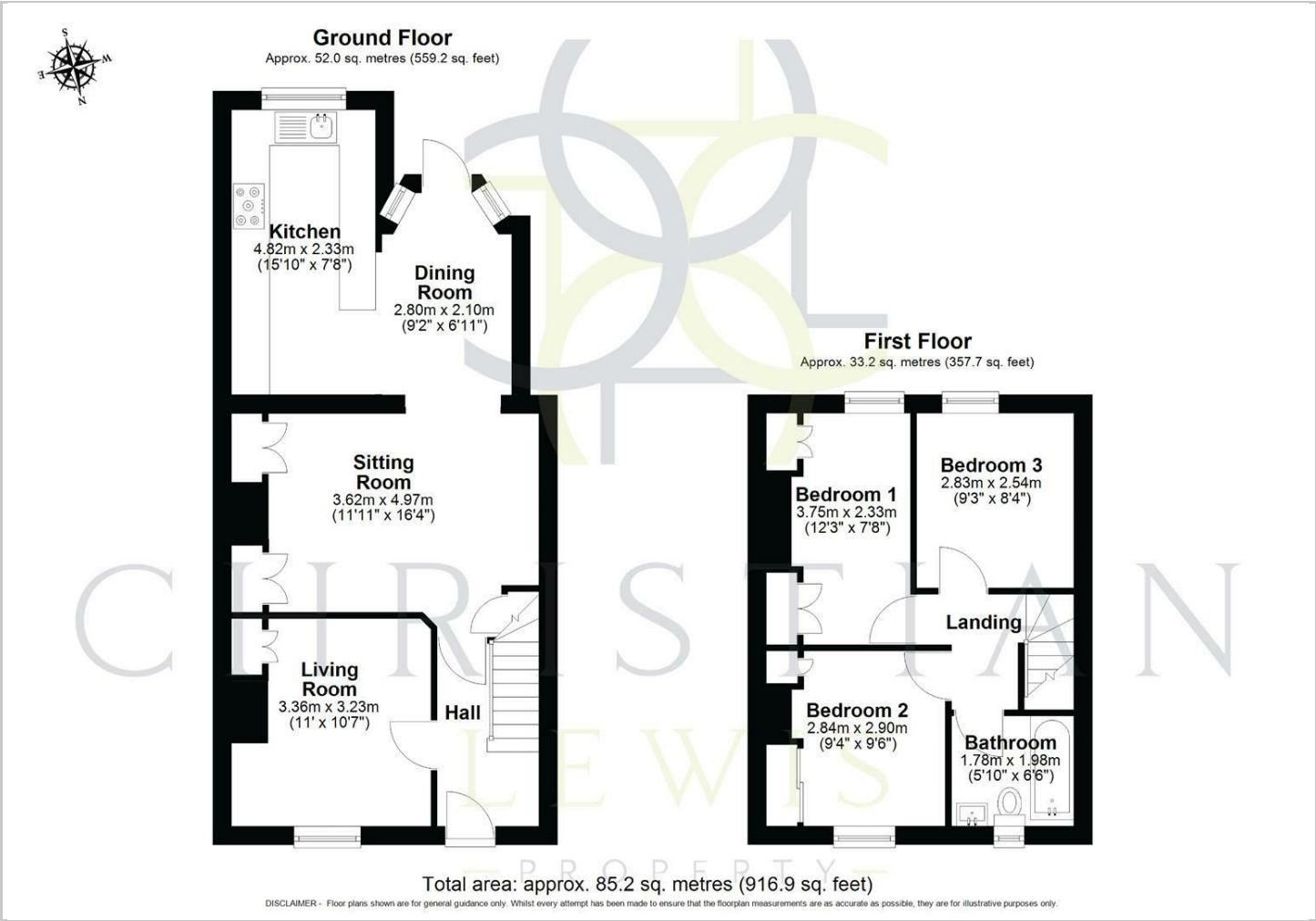
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





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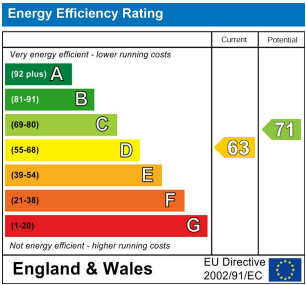
Floor Plans



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.