



10A Queens Road, Evesham, WR11 4JN

Guide price £245,000



CHRISTIAN  
LEWIS  
—PROPERTY—





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LEWIS

# 10A Queens Road

Evesham, WR11 4JN

- Three bedrooms plus a study
- Single garage
- Central location
- Extremely spacious
- Utility and downstairs w/c
- Chain free
- Must be viewed
- Close to shops, schools and train station
- Two reception rooms
- Scope to make it your own

A charming and characterful chain-free red brick period home, offering timeless appeal with the added advantage of a single garage.

This home is move-in ready but also presents a fantastic opportunity for buyers looking to add their personal touch. Ideally positioned in a central location, it is within easy walking distance of the train station, well-regarded local schools, and a variety of shops, making it a convenient choice for commuters and families alike. Offered to the market with no onward chain, this deceptively spacious home must be viewed in person to fully appreciate the generous proportions and flexible living spaces it has to offer.

The accommodation comprises a welcoming entrance hall, a bright and airy living room, a separate dining room perfect for entertaining, a well-proportioned kitchen, a utility room, and a convenient ground-floor WC. Upstairs, there are three good-sized bedrooms, a study—ideal for those working from home—and a family bathroom.

Externally, the property boasts both front and rear gardens, providing outdoor space for relaxation and enjoyment. A single garage adds to the practicality, while on-street permit parking offers additional convenience.



## Additional Information

**Tenure:** We understand that the property is for sale 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.











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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

