



1 Court Cottages Main Street, Evesham, WR11 8QD

Offers over £250,000









Offers over £250,000

# 1 Court Cottages Main Street

Evesham, WR11 8QD

- A character cottage in the heart of Offenhams
- Two bedrooms
- Conservatory
- Garden
- Calling all first time buyers
- Lots of potential

## A CRACKING COTTAGE WITH TREMENDOUS POTENTIAL

Nestled in the charming and highly sought-after village of Offenhams, this delightful two-bedroom cottage seamlessly combines traditional character with modern-day comfort. Full of warmth and charm, the property offers a welcoming atmosphere throughout, making it an ideal place to call home.

A bright and airy conservatory provides a wonderful additional living space, perfect for relaxing while enjoying views of the garden in every season. Outside, the enclosed garden is beautifully maintained and offers a private, peaceful setting—ideal for outdoor dining, entertaining guests, or simply unwinding in tranquil surroundings.

Inside, the cottage features a well-equipped kitchen designed for practicality and everyday living, alongside a spacious family bathroom. The added convenience of a downstairs toilet enhances the home's functionality. Both bedrooms are generously proportioned and comfortably presented, making the property well suited to couples, small families, or those seeking a quiet countryside retreat.

Ideally located in the heart of Offenhams, the cottage benefits from close proximity to local amenities, while picturesque countryside walks and village life are right on the doorstep, offering the perfect balance of rural charm and everyday convenience.



## 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 C

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.



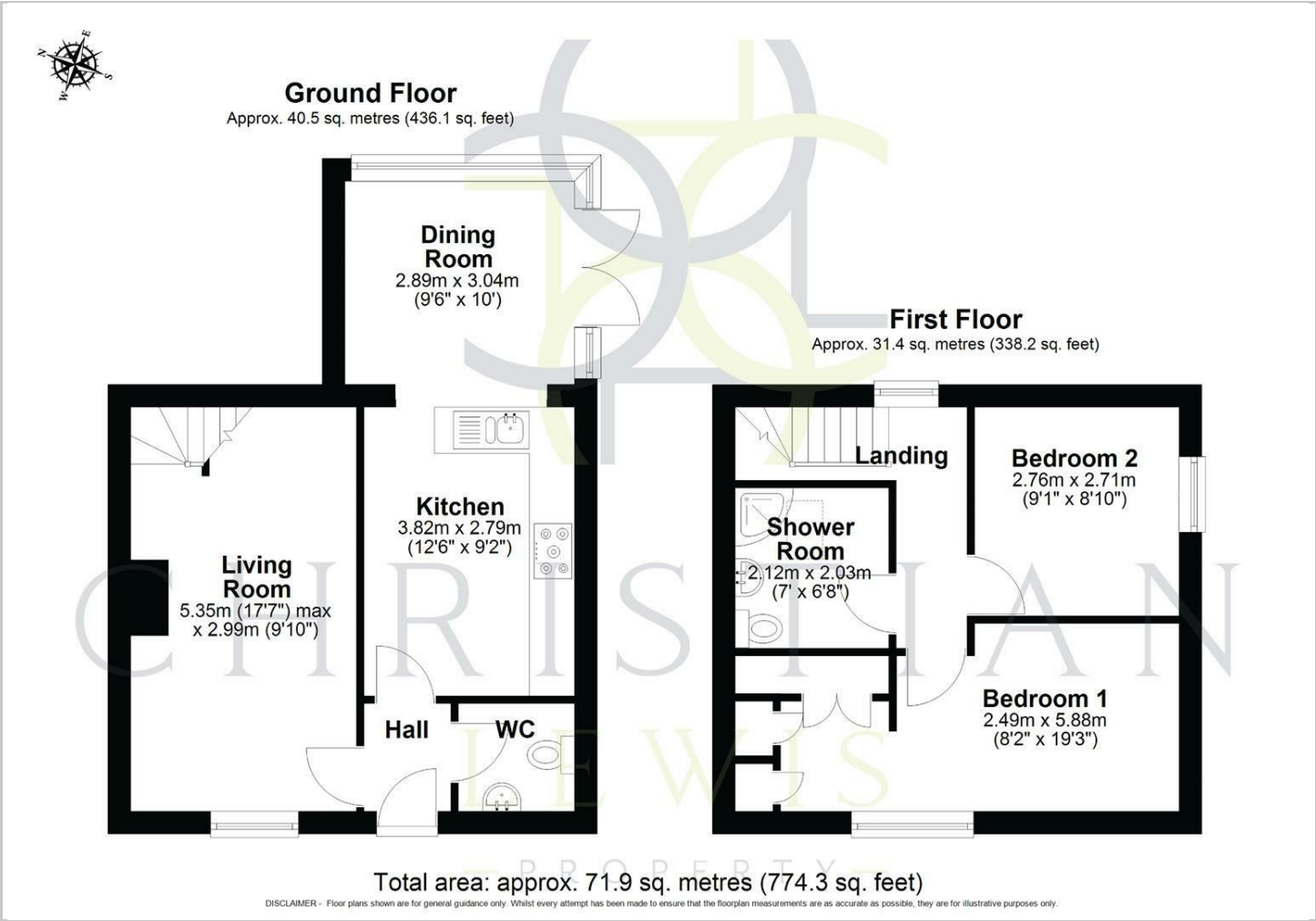








Floor Plans



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

