



26 Cambria Road  
, Evesham, WR11 4QD

**Guide price £300,000**



CHRISTIAN  
LEWIS  
PROPERTY

## 26 Cambria Road

Evesham, WR11 4QD

Step into this beautifully presented 3-bedroom, 1-bathroom Victorian mid-terrace offering 1,270 sq ft of versatile and inviting living space. Blending period character with modern comforts, the home features a large living area perfect for relaxing or entertaining, a new kitchen, and the convenience of a downstairs W.C and separate utility area.

Upstairs, you'll find three generous double bedrooms, each offering comfort and charm & a family bathroom. Outside, a well-proportioned garden provides an ideal spot for outdoor dining and play, while off-road parking at the rear for multiple vehicles ensures practicality.

Situated at the foot of Greenhill, this home enjoys superb access to Evesham train station with direct services to Paddington, is within priority catchment for Prince Henry's High School, and is just a 10-minute stroll from Evesham town centre with its shops, cafés, and riverside walks.

If you're looking for a home that combines character, space, and convenience, this property is ready to welcome you.





## 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 C

**EPC Rating:** D

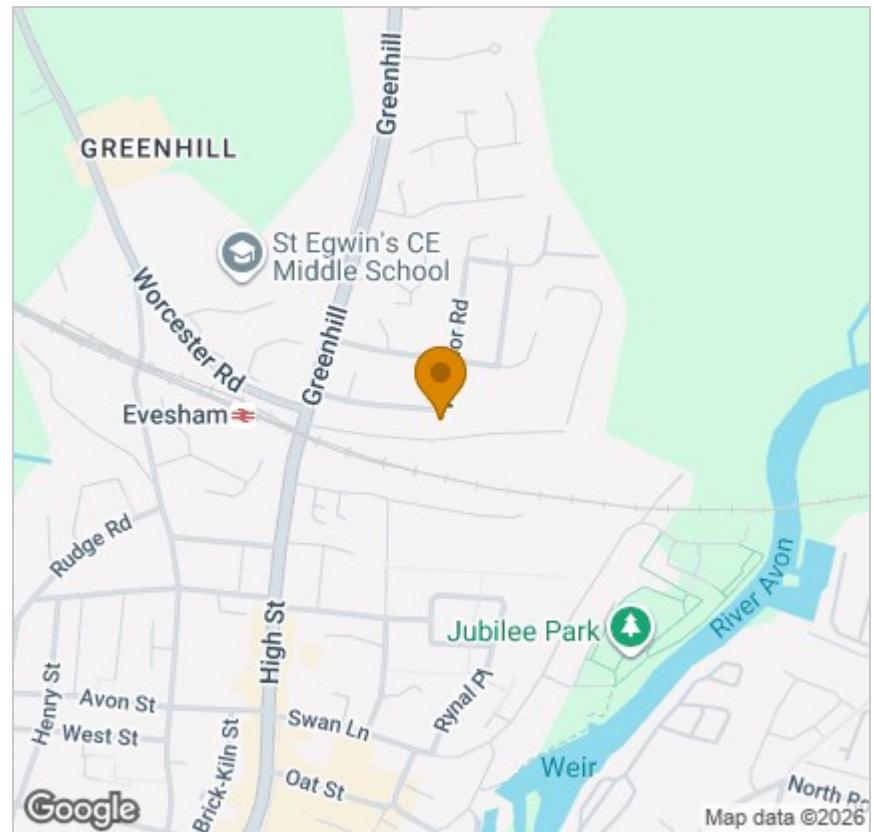
## Disclaimer

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 Plan



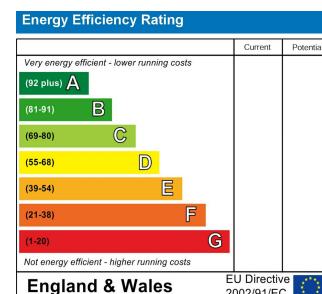
## Area Map



## Viewing

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

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.