



94 Station Road, Evesham, WR11 7HX

Offers in the region of £500,000







CHRISTIAN  
LEWIS

# 94 Station Road

Evesham, WR11 7HX

- A detached period property which has been thoughtfully extended and refurbished
- Large plot with ample parking, driveway plus garage
- Highly regarded village
- Three bedrooms
- Stunning kitchen/diner
- Must be viewed in person to be appreciated

## A REFURBISHED AND EXTENDED PERIOD DETACHED HOME WITH OPEN ASPECT TO THE REAR

This older-style detached home is set on a generous plot and benefits from ample off-street parking, a single garage with potential for conversion (subject to the necessary planning permissions), and an attractive open aspect to the rear. The property has been thoughtfully extended, remodelled, and comprehensively renovated by the current owners, creating a rare opportunity to acquire a characterful home that has been upgraded to meet modern living standards. With well-proportioned, versatile accommodation throughout, the property offers flexible living arrangements and is ideally suited to a wide range of prospective buyers.

The accommodation briefly comprises an entrance hall leading to a study/snug, a well-proportioned living room, and a beautifully appointed kitchen/diner, complemented by a separate utility room and a ground-floor shower room. To the first floor, there are three bedrooms served by a family bathroom. Externally, the rear garden is particularly noteworthy, being well stocked with mature planting and offering a high degree of privacy.



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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 D

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



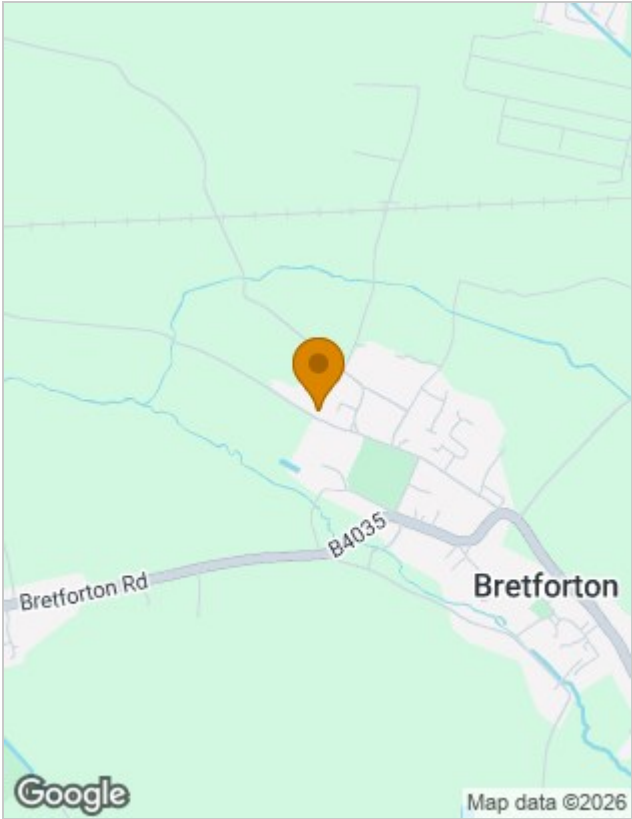
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	