

10 St. Catherines Road

Evesham, WR11 2GE

Guide price £275,000

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CHRISTIAN LEWIS PROPERTY

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Evesham, WR11 2GE

A beautifully presented three-bedroom home situated on the ever-popular St Catherine's Road, Evesham – offering generous living space, a versatile layout, and superb access to local amenities.

This charming property provides approximately 1,035 sq. ft. of accommodation across two floors, thoughtfully designed for modern family living.

The entrance hall leads into a spacious lounge/diner, creating the ideal space for relaxing or entertaining. From here, you enter into the beautifully arranged kitchen with ample worktop and storage space and further access into the conservatory – a bright and airy room perfect as an additional sitting area or dining space, overlooking the rear garden.

To the side of the property is a superb garage conversion, now providing a highly useful utility room, a separate shower room, and a generous office/snug – offering fantastic flexibility for those working from home or needing additional living space. A convenient ground-floor WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom One is a spacious double overlooking the rear garden. Bedroom Two and Bedroom Three offer excellent versatility for children, guests, or as a dressing room or study. A modern family bathroom serves all three rooms from the central landing.

The conservatory opens onto the rear garden, which offers great potential for outdoor dining, play, or gardening.

Situated on St Catherine's Road, this home is positioned in one of Evesham's most convenient residential areas. Schools, shops, supermarkets, parks, and transport links are all within easy reach – perfect for families, commuters, or anyone looking for a practical yet peaceful place to live.







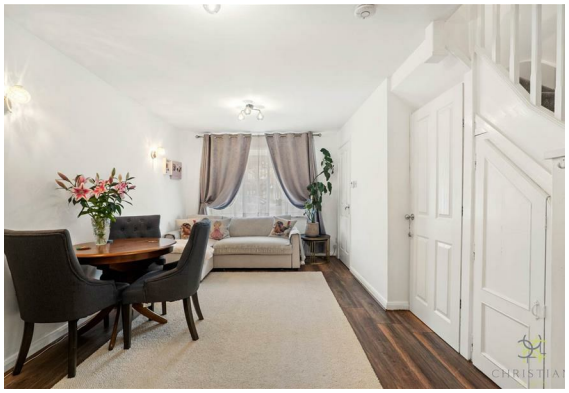


















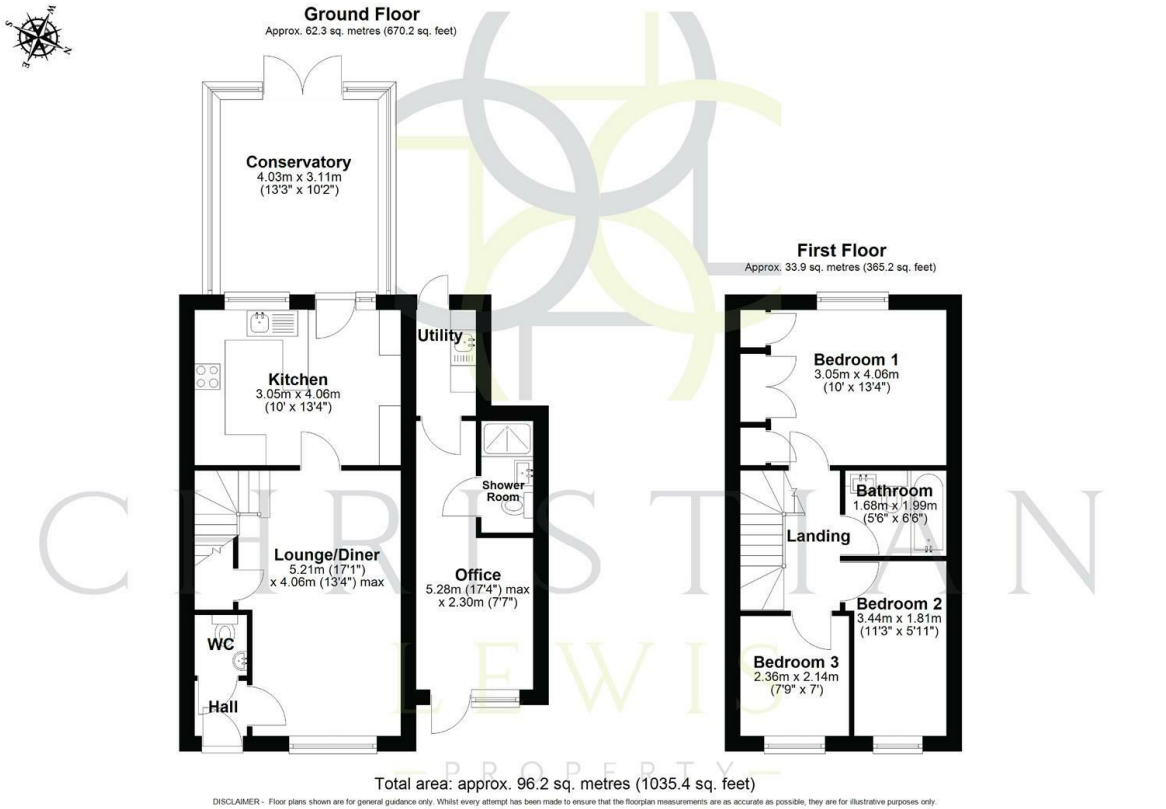
Additional Information (Sales)

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

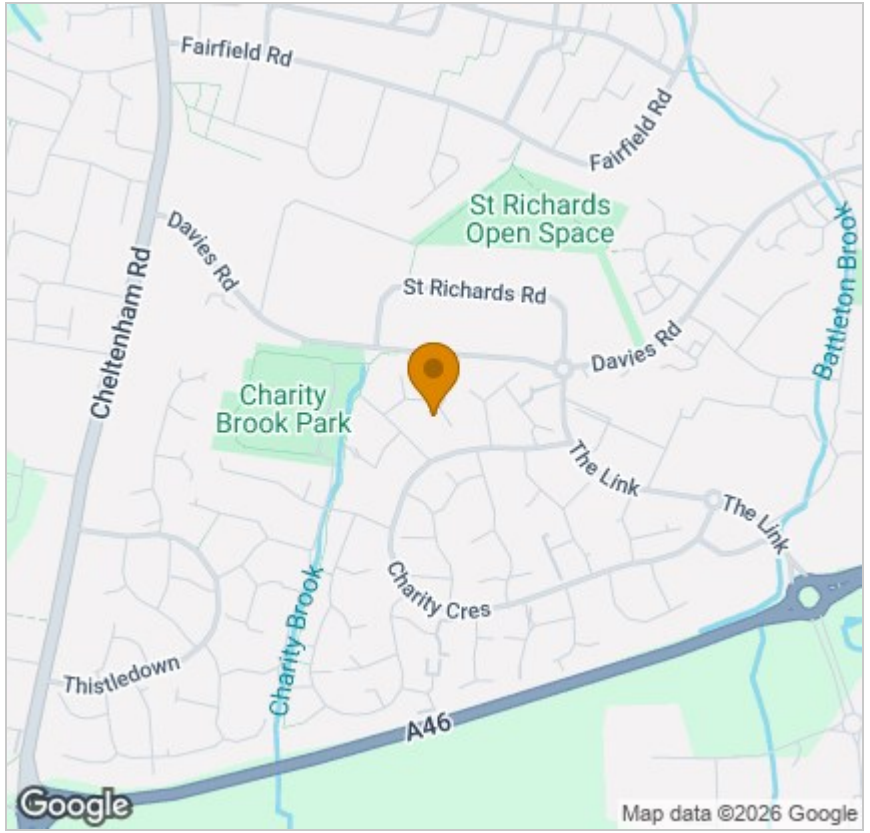
Disclaimer

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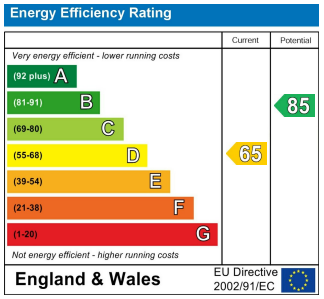
Floor Plan



Area Map



Energy Efficiency 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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