



6 Capriole Place, Evesham, WR11 2AR

Offers over £350,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 6 Capriole Place

Evesham, WR11 2AR

- Larger than average three bedroom detached home, offering in excess of 1,300sqft
- Parking plus garage
- Built by the highly regarded Charles Church
- Chain free
- Conservatory
- Modern and energy efficient

## A LARGER THAN AVERAGE THREE BEDROOM DETACHED HOME

A deceptively spacious detached family home, extending to over 1,300 sq. ft., set within this highly sought-after development and offered to the market with no onward chain. Built by the renowned Charles Church, the property immediately conveys a sense of quality and generous proportions, providing accommodation comparable to that of many four-bedroom homes.

The ground floor comprises a welcoming porch leading into a bright and comfortable living room, a well-appointed kitchen/diner ideal for both family life and entertaining, a conservatory that floods the home with natural light, and a convenient downstairs W/C.

Upstairs, the property continues to impress with a superbly sized master bedroom, complete with fitted wardrobes and a private ensuite. Two further bedrooms, both benefiting from fitted storage, are served by a modern family bathroom.

Externally, the home enjoys a sunny rear garden, perfect for outdoor dining or relaxing, along with the added advantage of private parking and a single garage.



## Additional Information

Tenure: Freehold.

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: B

Estate charges apply - £120.00 PA

## Disclaimer

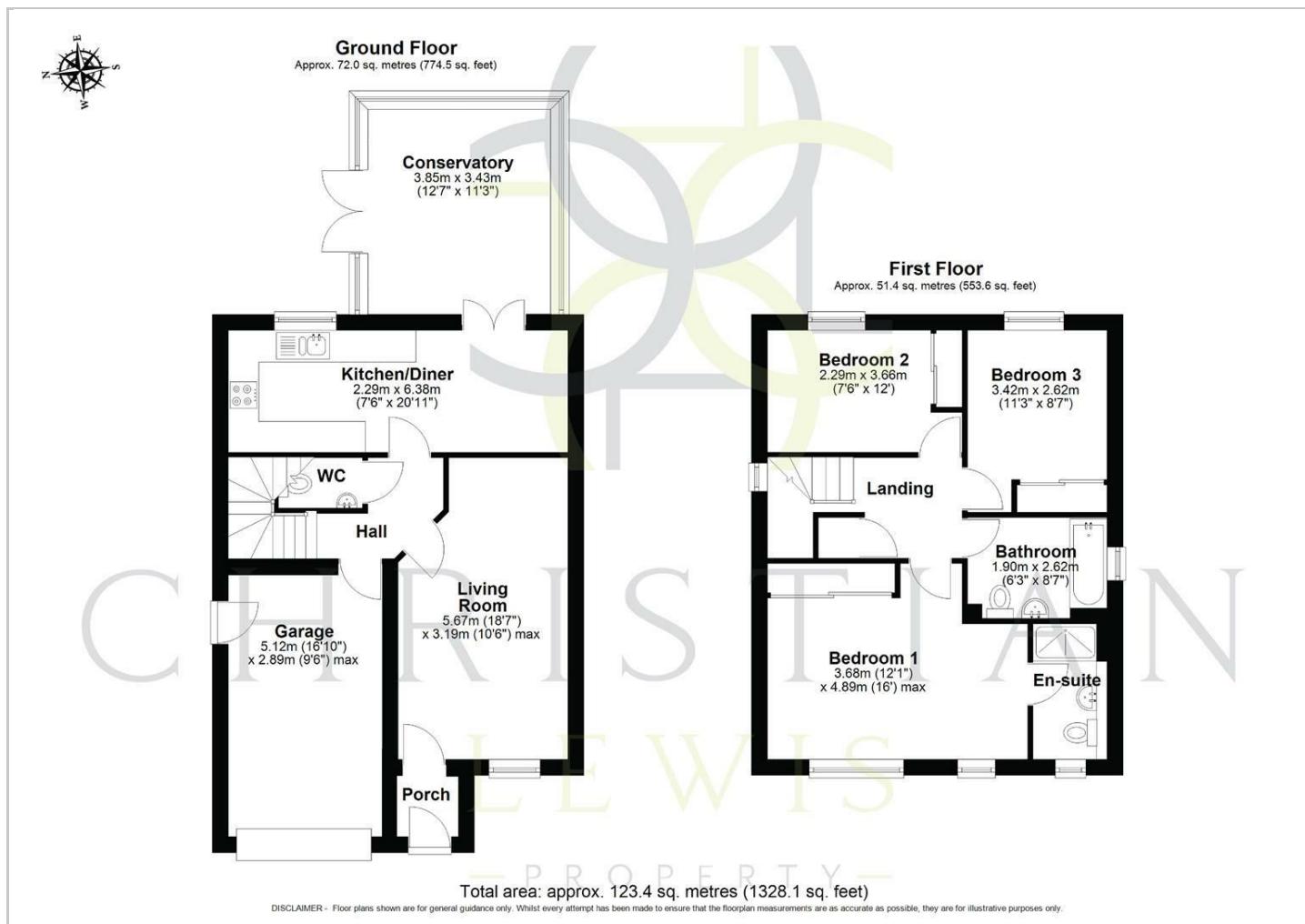
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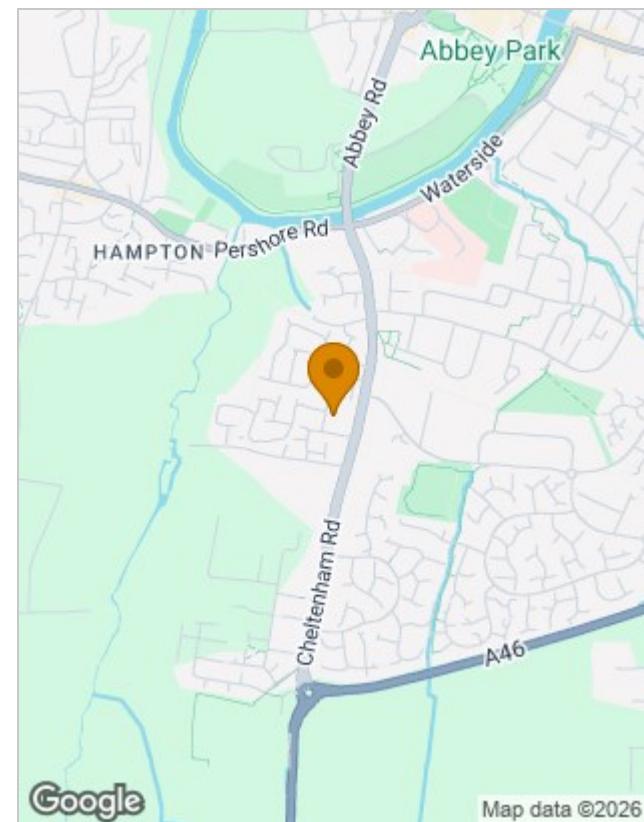


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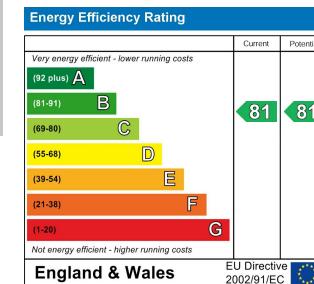
## Floor Plans



## Location Map



## Energy Performance 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.

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.