



50 Burlingham Avenue, Evesham, WR11 3EF

Offers over £380,000

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CHRISTIAN  
LEWIS  
PROPERTY



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Offers over £380,000

# 50 Burlingham Avenue

Evesham, WR11 3EF

- A traditional family home offering great potential
- Two reception rooms plus large conservatory
- Private rear garden
- Triple glazing throughout
- Three double bedrooms
- Two garages plus workshop
- Ample parking
- Chain free

## A TRADITIONAL FAMILY HOME SITUATED IN A NON ESTATE POSITION

This delightful property presents a wonderful opportunity to purchase a much-loved traditional family home, ideally situated in a sought-after location on the outskirts of town. Having been carefully maintained and cherished by the same family for many years, the home is brimming with warmth and character, offering the perfect foundation for a new owner to modernise and make it their own.

The property boasts spacious and adaptable living accommodation, providing flexibility to suit a variety of lifestyles and family needs. With generous rooms and a welcoming layout, it offers an ideal setting for both comfortable everyday living and entertaining guests.

The accommodation is well laid out and thoughtfully designed for comfortable family living. The ground floor comprises an entrance porch leading into a welcoming hallway, a bright and spacious living room, and a separate dining room ideal for family meals or entertaining guests. The kitchen provides ample storage and workspace and opens into a charming conservatory that overlooks the rear garden, creating a perfect spot to relax and enjoy the view. There is also a practical utility area offering additional convenience and functionality.

Upstairs, the property features three well-proportioned double bedrooms, a modern bathroom, and a separate W.C., providing flexibility for busy family life.

Externally, the home offers excellent parking and storage facilities, including a carport and two garages—one of which is located within the garden—along with a useful workshop for hobbies or additional storage. The mature rear garden is a particular highlight, being beautifully stocked with a variety of plants and shrubs, mainly laid to lawn, and enjoying a high degree of privacy—ideal for outdoor entertaining or peaceful relaxation.

Properties of this nature and in such a desirable position are rarely available, and viewing is highly recommended.



## Additional Information

Tenure: 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.



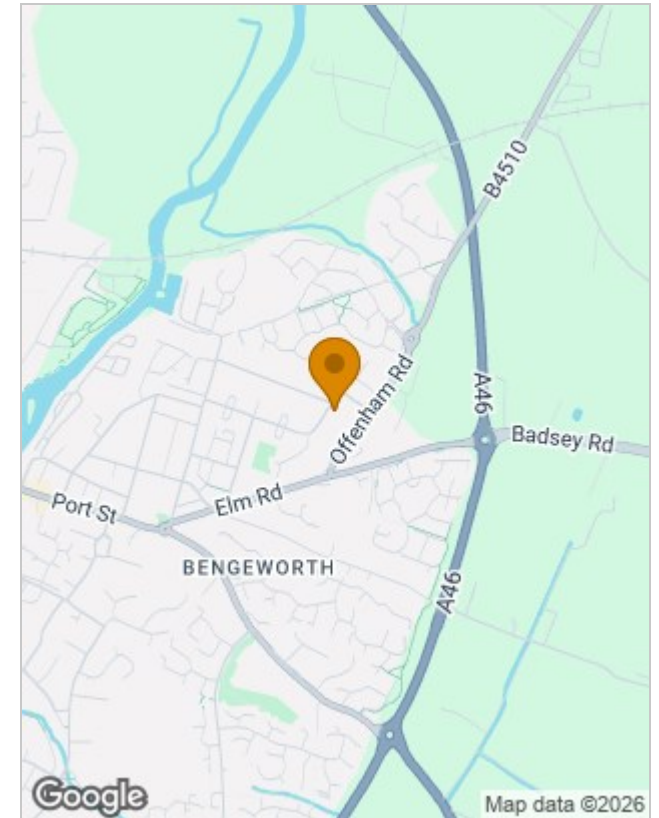




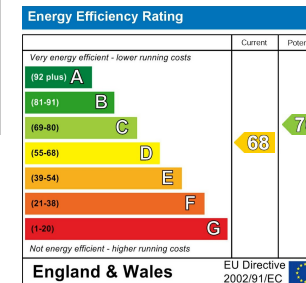
## Floor Plans



## 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.