


37 Cambria Road, Evesham, WR11 4QD

Offers over £270,000

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CHRISTIAN LEWIS PROPERTY


WORLD
WINGSPAN
TICKET TO RIDE EUROPE
Arran
JAMES GIN
What will it be...?
FILM KOREA
Wanderlust
ITALY
LANDSCAPE

# 37 Cambria Road

## Evesham, WR11 4QD

- A wonderful period property offered in immaculate order
- Two bathrooms
- Lots of period and charm
- Three bedrooms with an upstairs shower room
- Walking distance to the local school, town centre and train station
- Landscaped rear garden

A HANDSOME RED BRICK HOME LOCATED NEAR THE TRAIN STATION AND LOCAL SCHOOL

Situated within the highly desirable Greenhill area, this attractive and well-maintained three-bedroom, two-bathroom Victorian family home combines character features with practical modern living. Offering generously proportioned accommodation throughout, the property further benefits from excellent storage, double glazing, gas central heating, and both front and rear gardens, making it an ideal home for families and professionals alike.

The property is approached via a pathway leading through the front garden to the main entrance. Upon entering, you are welcomed by a spacious entrance hallway featuring useful built-in storage and stairs rising to the first floor. The impressive open-plan family and living room provides a superb versatile space for both relaxing and entertaining, with a large front-facing window allowing plenty of natural light to flood the room, while double doors to the rear create a seamless connection to the garden. Additional under-stairs storage further enhances the practicality of the space.

The bright and airy kitchen is well appointed, adjoining the kitchen is a useful porch/utility area, ideal for additional storage and laundry facilities, together with a modern family bathroom completing the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms, all providing comfortable accommodation with ample space for furnishings. A separate shower room serves the first floor, adding further convenience for family living.

Externally, the fully enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring a generous lawned area alongside gravelled sections and a dedicated al fresco dining and entertaining space, perfect for outdoor gatherings during the warmer months. The front garden enhances the property's kerb appeal while providing a welcoming approach to the home.





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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 B
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.

### Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.


YOU
&ME

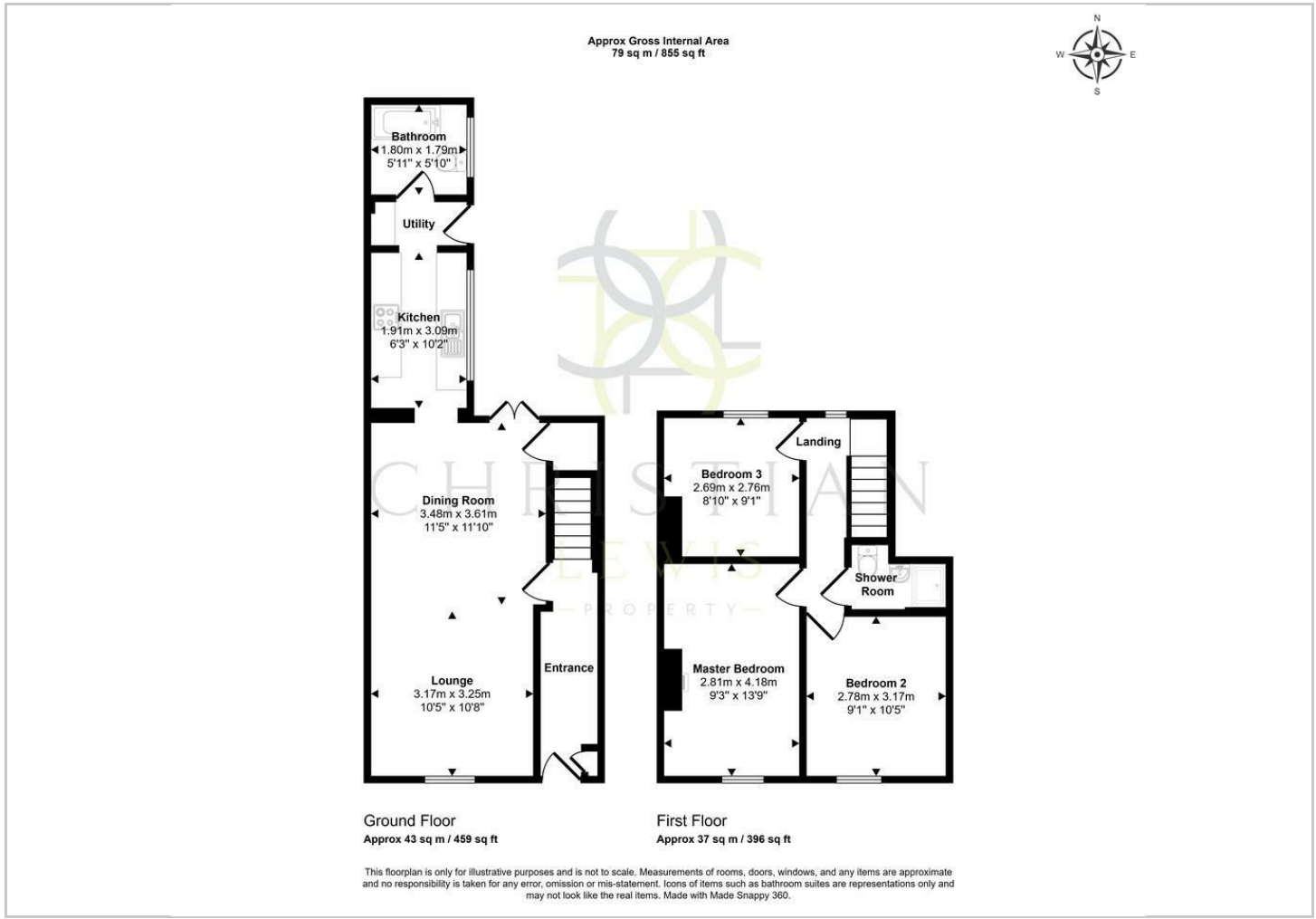




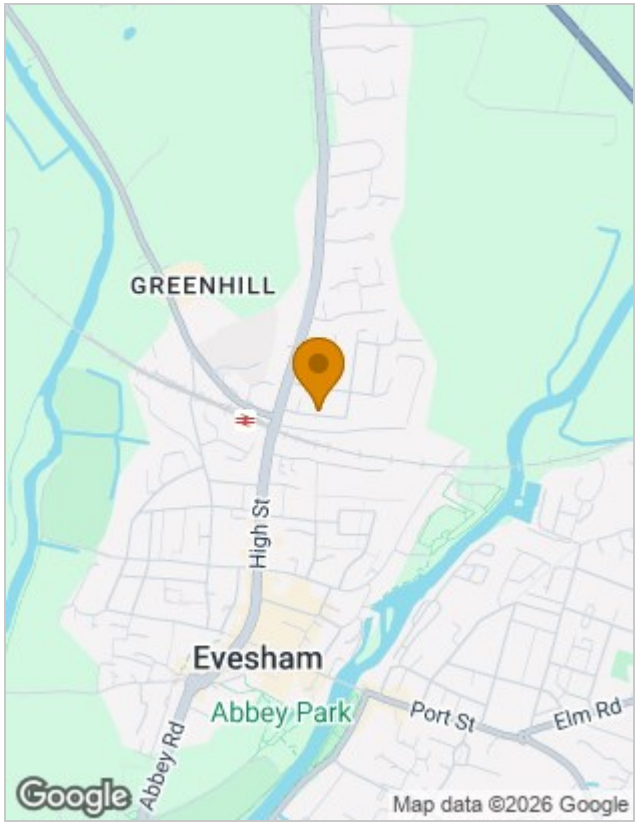




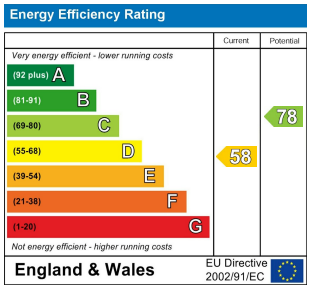
## Floor Plans




## 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.

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