



41 Windsor Road, Evesham, WR11 4QF

Offers in excess of £280,000





CHRISTIAN
LEWIS

41 Windsor Road

Evesham, WR11 4QF

- An attractive red brick home
- Two double bedrooms plus useable loft room
- New windows throughout plus new front door
- Useful detached brick built store
- Walking distance into Evesham
- Close to Prince Henrys and the train station

A MUCH IMPROVED RED BRICK HOME WITH USEFUL OUTBUILDING PLUS POTENTIAL TO CREATE PARKING TO THE REAR (STPP)

An attractive red brick residence, thoughtfully and sympathetically modernised by the current owners, this charming home is positioned within the highly sought-after area of Greenhill. Blending character features with practical contemporary upgrades, the property offers versatile accommodation extending to in excess of 1,350 sqft, making it ideally suited to a wide range of purchasers — from first-time buyers and professional couples to downsizers or those seeking dedicated work-from-home or hobby space.

The home retains a number of beautiful original features which enhance its period appeal, while careful improvements ensure comfort and functionality throughout.

The accommodation is arranged as follows:

Upon entering, a welcoming hallway provides access to a well-proportioned living room featuring a log-burning stove, creating a warm and inviting focal point. A separate dining room offers an excellent space for entertaining or family meals, flowing through to a fitted kitchen with practical layout and good storage. A useful utility room and ground floor W/C add everyday convenience, while the conservatory provides additional reception space overlooking the garden — ideal as a garden room, playroom, or informal sitting area.

To the first floor are two generous double bedrooms, both offering ample natural light, along with a well-appointed family bathroom. Stairs lead to the second floor where a highly usable loft room provides flexible additional space, perfectly suited as a home office, studio, guest room, or hobby area (subject to any necessary consents).

Externally, the property benefits from a low-maintenance rear garden designed for ease of upkeep, along with a practical brick-built store to the rear offering valuable additional

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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.

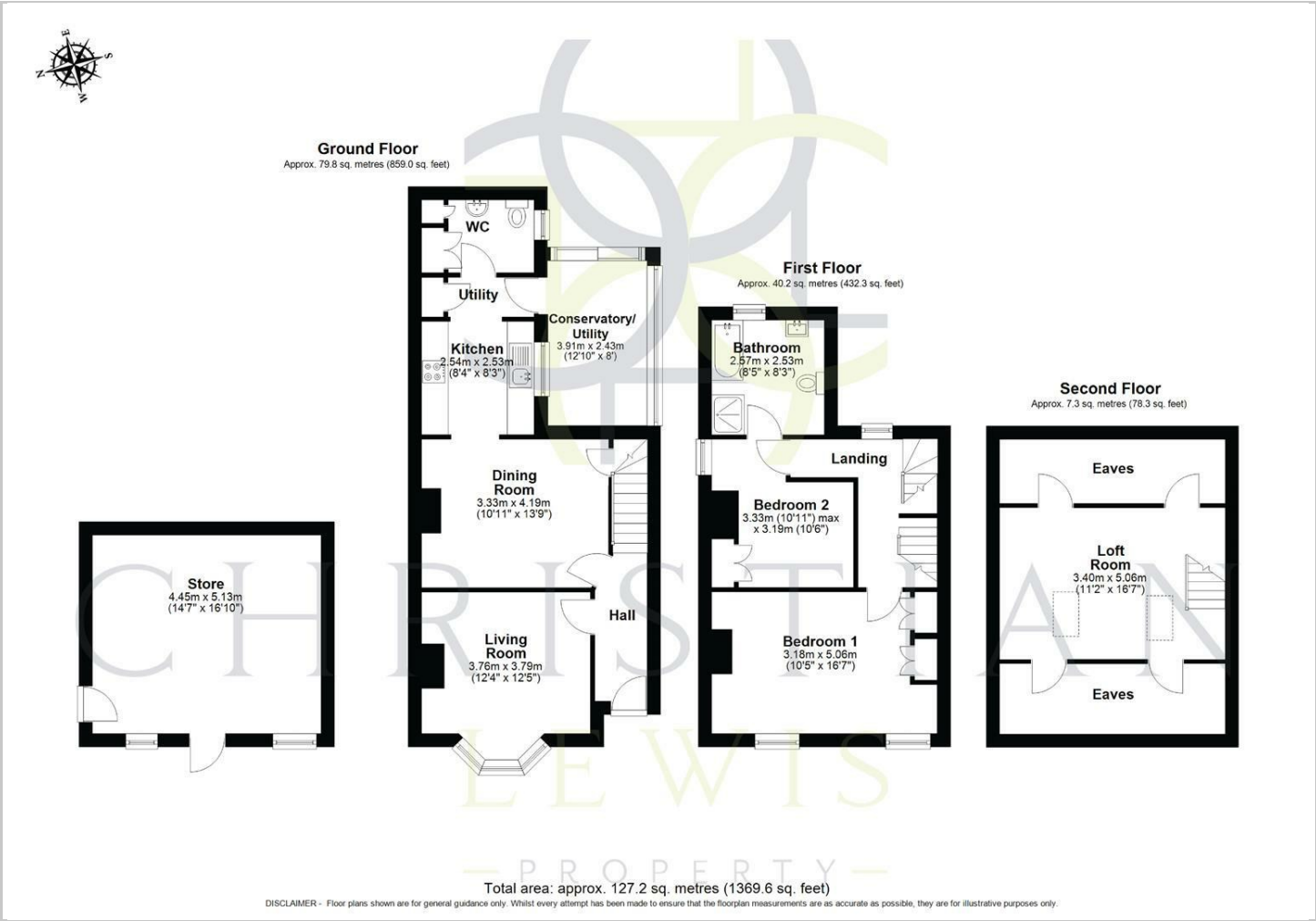






CHRISTIA
LEWIS

Floor Plans



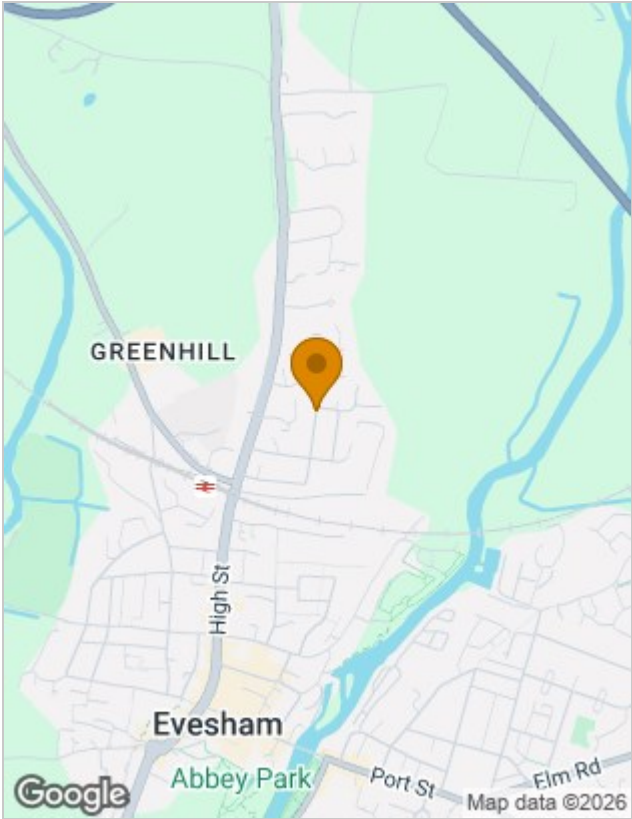
Viewing

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

