



91 Pershore Road, Evesham, WR11 2LU

Asking price £265,000





91 Pershore Road

Evesham, WR11 2LU

- Two double bedrooms
- Ample parking to the rear
- Walking distance into the town centre
- Beautifully presented throughout
- Must be viewed to be appreciated
- Period features

A PERIOD PROPERTY WITH AMPLE PARKING TO THE REAR

A beautifully presented period home, ideally situated within easy walking distance of the town centre, offering a well-balanced combination of character, modern convenience and attractive outdoor space. The property also benefits from driveway parking to the rear.

The accommodation is arranged over two floors and retains a number of appealing original period features.

On entering the property, the welcoming entrance hall provides access to both the dining room and living room. The living room enjoys a pleasant aspect over the south-facing rear garden, creating a light and inviting space. The dining room provides a versatile area for both everyday dining and entertaining.

To the rear of the property is the galley-style kitchen, fitted with a range of modern wall and base units, together with an integrated oven and hob. There are designated spaces for a washing machine and fridge/freezer. The kitchen leads through to a useful rear porch, which provides direct access to the garden, as well as the separate utility room.

To the first floor are two well-proportioned double bedrooms, providing comfortable and versatile accommodation. The family bathroom is particularly characterful and features a roll-top bath, separate shower cubicle and ornate wash hand basin, creating an attractive blend of period style and modern practicality.

Externally, the property enjoys a sunny, south-facing rear garden, offering an attractive private outdoor space and excellent potential for seating and entertaining. The garden also provides access to the rear driveway, which offers off-road parking for two vehicles.



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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 TBC

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.

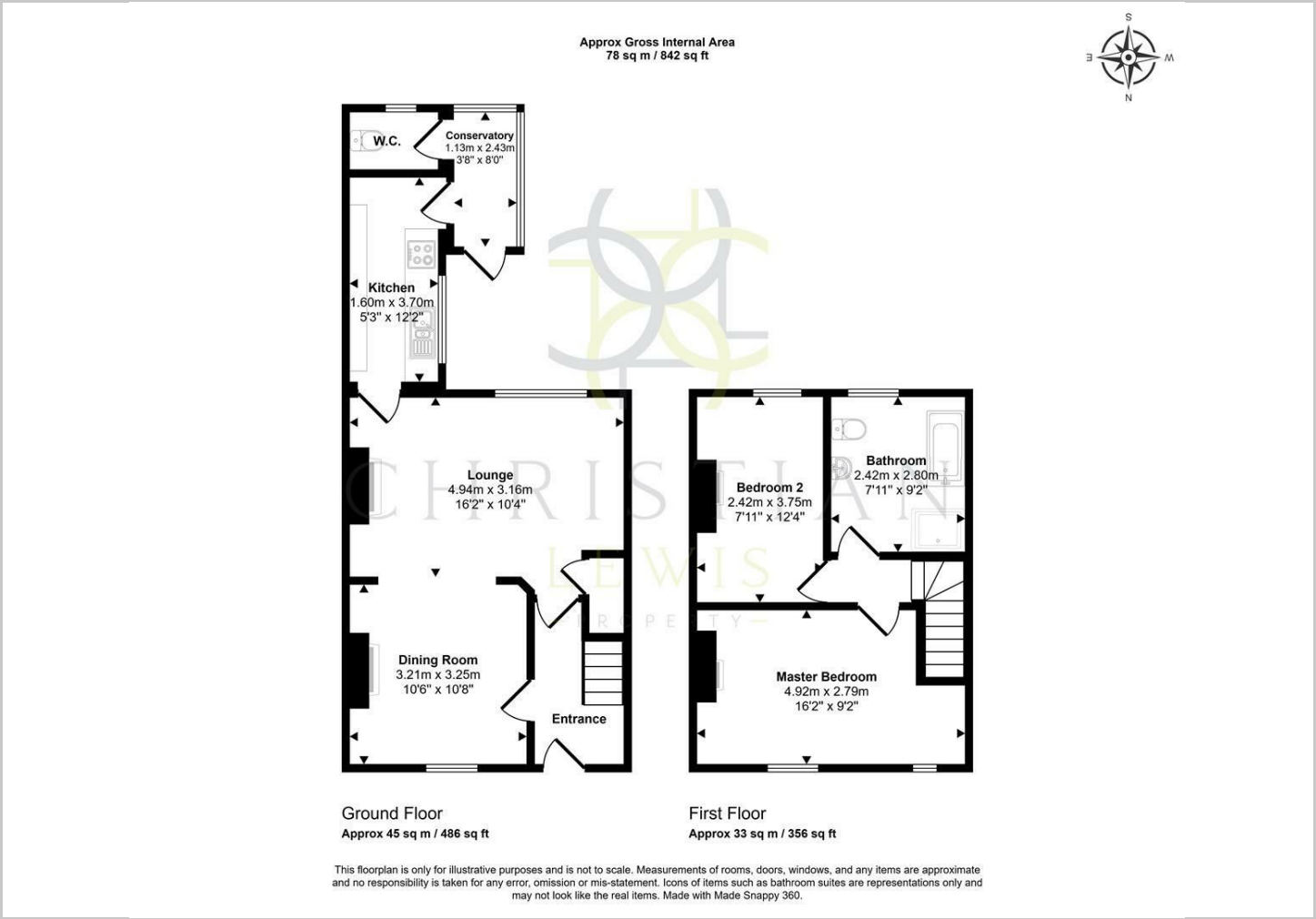
Disclaimer

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC