



1 St. Margarets Road, Evesham
Evesham

Guide Price **£390,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



1 St. Margarets Road

Evesham, Evesham

- Four bedroom detached family home
- Four reception rooms including conservatory
- Breakfast kitchen, ideal for family living
- Stunning en-suite to the principle bedroom
- Generous corner plot & landscaped rear garden with storage
- Off road parking for multiple vehicles
- Garage converted into office/ granny annex with separate entrance
- Plethora of useful shops within walking distance and park nearby

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

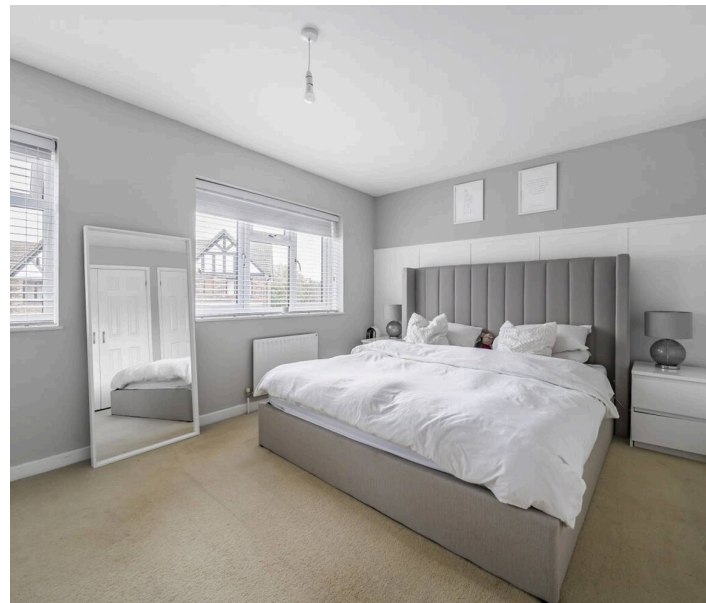
EPC Environmental Impact Rating: D



Unusually the property provides four reception rooms on the ground floor, including a converted garage with its own separate entrance lending itself perfectly for any buyer who works from home, perhaps they run their own small business or are looking for a "granny annex". There's a modern kitchen with space for table and chairs, and a conservatory overlooking the garden making up the ground floor. On the first floor you'll find a very generous principle bedroom with lots of natural light and a stunning en-suite with all the modern finishes you would ever need. Three additional double bedrooms and another well-equipped family bathroom make up the rest of the first floor.

In total the property is close to 1,500 square foot of internal living space, and being positioned on an enviable corner plot the house further benefits from a large landscaped rear garden and plenty of off road parking for multiple vehicles.

Situated within a highly desirable area of Evesham for primary/ secondary schools, colleges, local amenities, a strong sense of community and convenient transport connections with Evesham train station only a short drive away. As well as being just a few minutes' walk to a park, the house also has useful shops such as B&Q, Toolstation and a variety of supermarkets.

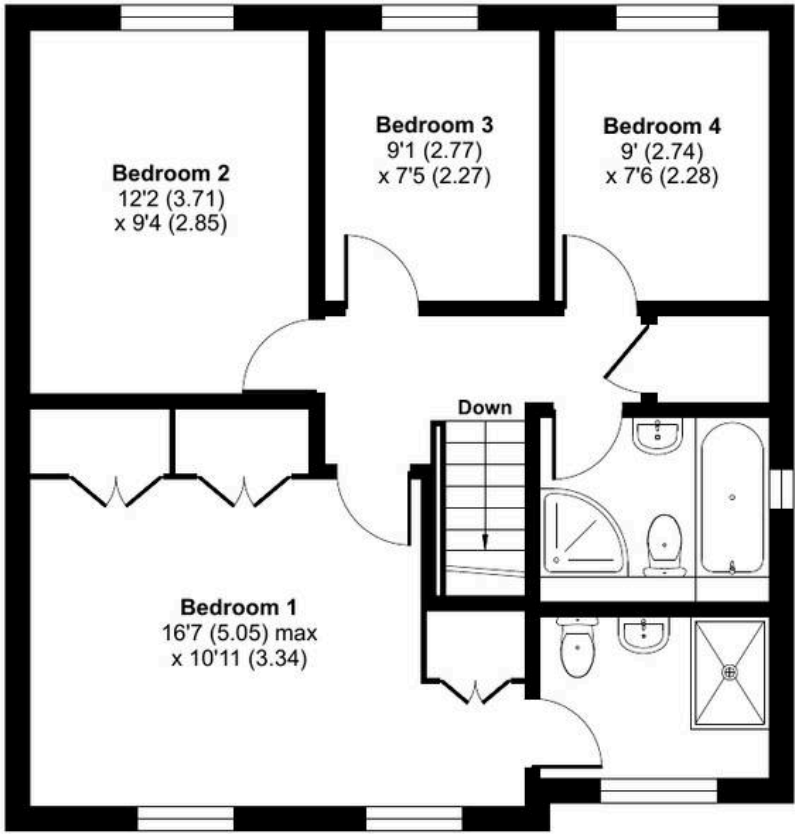
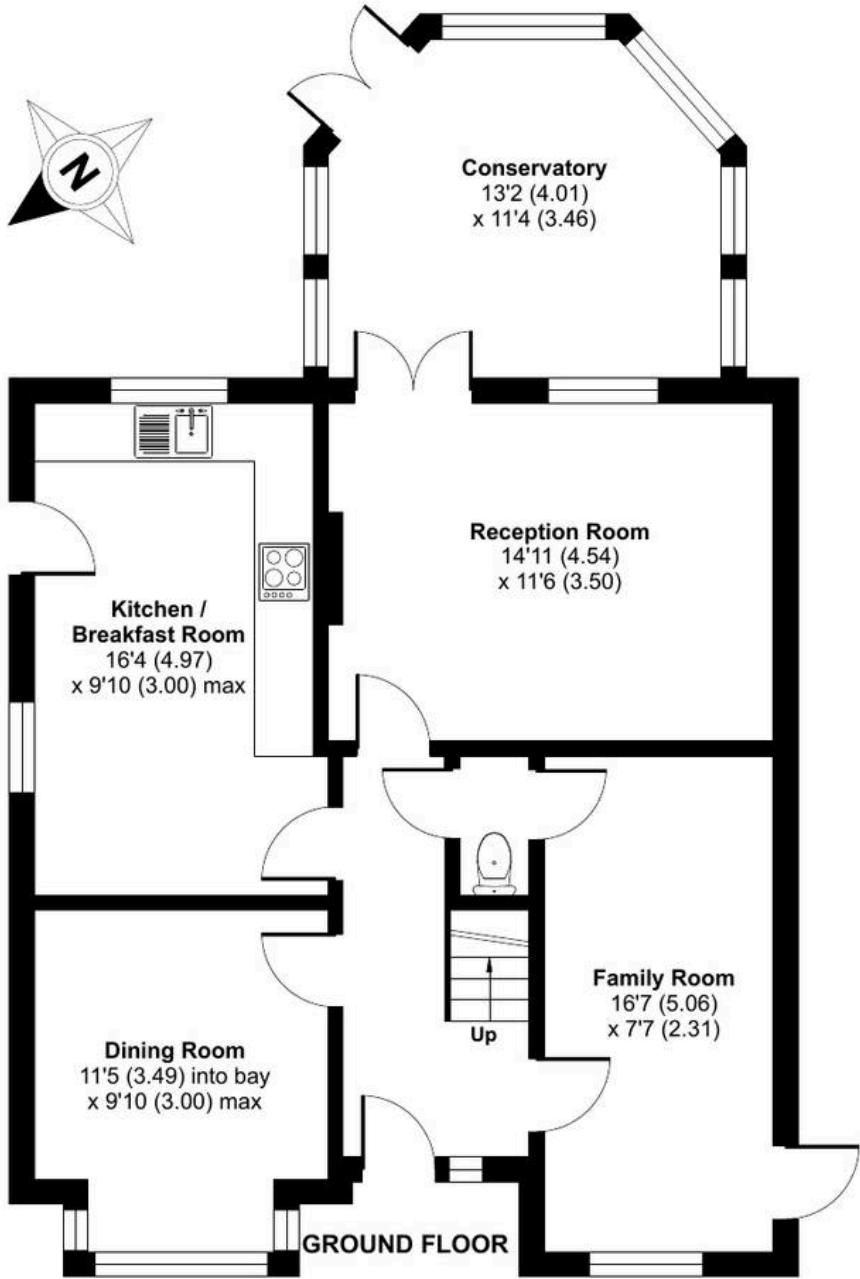




St. Margarets Road, WR11

Approximate Area = 1453 sq ft / 135 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Jason Jones & Associates. REF: 1197807



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