

AP MORGAN



Lingfield Road, Evesham
Offers in the region of £350,000

Features:

- Beautifully presented detached bungalow
- Two double bedrooms
- Spacious lounge/diner
- Large heated conservatory
- Stylish shower room
- Modern fitted kitchen
- South facing low maintenance rear garden
- Four car driveway & garage

Description:

Located in a desirable part of the sought-after historical riverside town of Evesham is this particularly well-presented two double bedroom detached bungalow, featuring a low-maintenance south-facing garden and spacious living.

The property is approached via a low-maintenance gravelled frontage with mature planted shrubbery to the borders and a re-laid block-paved driveway providing parking for up to four cars. This leads to a detached garage and the front door, located to the side.

Inside, the welcoming and well-appointed interior briefly comprises an entrance hallway; a spacious lounge/dining area with feature electric fire; and a bright, generous conservatory benefiting from fixed heating via the main central heating system, allowing for year-round use. The modern fitted kitchen offers a range of sleek wall and base units with integrated Bosch appliances, including a fridge freezer, oven/grill, and electric hob, along with pull-out corner storage units and pan drawers. Completing the layout are two good-sized double bedrooms and a well-presented shower room.

Outside, the beautifully maintained south-facing garden is designed for low maintenance and features a paved patio seating area, artificial lawn, and well-stocked planted beds. There are also two timber sheds—one with power. The detached garage is accessible from the garden via a personnel door and includes power sockets, lighting, and a remote-operated roller shutter door.



Further benefits include gas-fired central heating, double glazing throughout, an external power socket and tap, a house alarm system, and solid wood flooring through the entrance hall and lounge/diner.

Evesham is a well-connected market town just north of the Cotswolds, offering a wealth of amenities, schools, arts venues, and community events, along with excellent transport links via the A44, A46, and a centrally located train station with direct services to Worcester and London. Known for its agricultural heritage, the Vale of Evesham celebrates its produce with annual events like the asparagus and plum festivals, and the popular Battle of Evesham. The town features independent and chain shops, pubs, eateries, and a vibrant arts scene including an independent cinema and live performance venues. Sports and hobby enthusiasts benefit from numerous clubs, including a renowned rowing club, while healthcare is well-served by local GP surgeries, a minor injuries unit, dentists, and pharmacies.

Details:

Entrance Hall

Lounge/Diner 5.43 x 3.37

Conservatory 3.16 x 4.18

Kitchen 2.88 x 3.18

Bedroom One 3.64 x 3.40

Bedroom Two 2.67 x 3.16

Shower Room 2.17 x 2.19 Both max

Garage 5.12 x 2.50

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

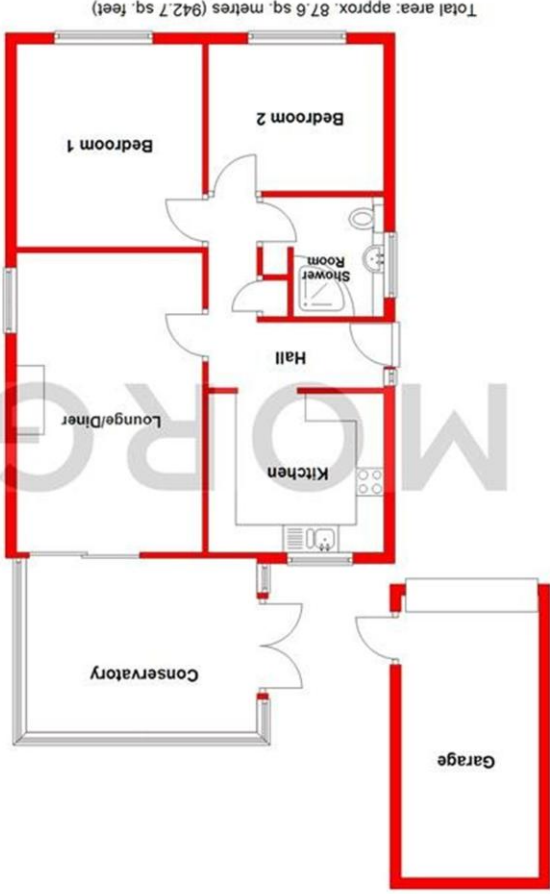
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Ground Floor
Approx. 87.6 sq. metres (942.7 sq. feet)



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
Plan produced using Finality.

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