



◆ 8 WINDSOR ROAD ◆ EVESHAM ◆ WR11 4QE ◆  
◆ GUIDE PRICE £250,000 ◆



- MID TERRACE HOME
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- FAMILY BATHROOM
- SITTING DINING ROOM
- FITTED KITCHEN
- FENCED REAR GARDEN
- CLOSE TO AMENITIES



## ABOUT THE PROPERTY...

A fantastic light and bright three-bedroom family home situated in the highly sought-after Greenhill area which has been extensively refurbished by the current owners including replastering, central heating, plumbing and redecoration. The property is double glazed and gas centrally heated, has a large upstairs bathroom and low-maintenance garden to the rear.

A paved pathway leads to the lovely front door opening into the entrance hallway with stairs rising to the first floor. The living area is open plan and dual aspect giving it a lovely light, has two fireplaces and lovely flooring. The kitchen is fitted with a range of units, work surfaces and ceramic sink and integrated oven, hob and extractor. A door leads from the kitchen into the garden.

On the first floor there are three bedrooms and a large family bathroom. The bathroom has a claw foot bath and large separate shower cubicle.

The rear garden is fenced, low maintenance and has a rear access to the side. There is a shed for storage and safety black rubber chippings.



## ABOUT EVESHAM...

The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. The town was founded around an 8<sup>th</sup> century abbey, one of the largest in Europe, which was destroyed during the Dissolution of the Monasteries with only Abbot Lichfield's Bell Tower remaining.

Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks.

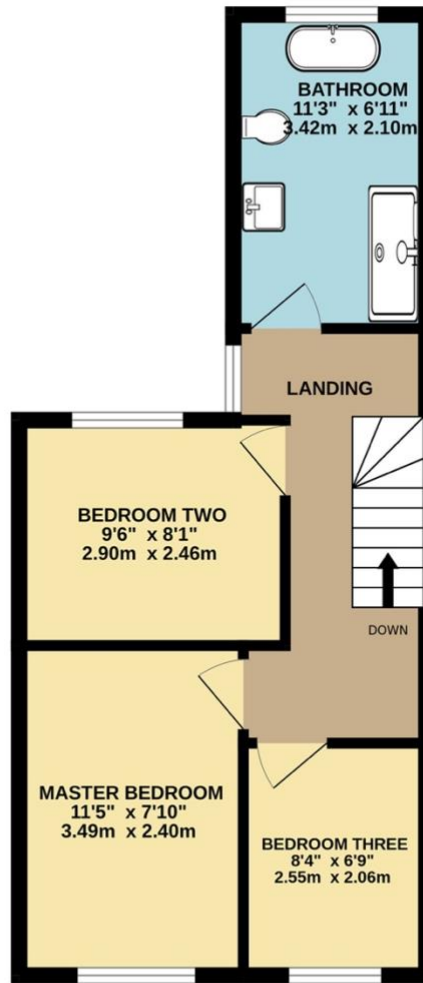
Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

◆ CHATTERTON ESTATE AGENTS ◆

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TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.  
Whilst 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 tested and no guarantee as to their operability or efficiency can be given.  
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