



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£275,000

Located in

Evesham





# Codling Road

Evesham | | WR11 3JE



Set on the outskirts of the historic market town of Evesham, this beautifully presented three-bedroom semi-detached home at Codling Road forms part of the popular Orchards development and offers stylish, modern living throughout.

The ground floor comprises a welcoming entrance hall, downstairs WC, and a spacious open-plan kitchen/dining/living area, ideal for both day-to-day family life and entertaining. The contemporary kitchen is fitted with integrated appliances, while the bright living area features French doors opening onto the rear garden, creating an excellent flow between inside and out.

Upstairs, the property offers three well-proportioned bedrooms, including a superb master bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the rear garden has been beautifully maintained and enjoys a patio seating area, perfect for relaxing or entertaining guests. The garage has been thoughtfully converted into a practical home office, whilst retaining useful storage space to the front. A driveway provides off-road parking for several vehicles.

This is a fantastic opportunity to acquire a modern, well-kept home in a sought-after residential location, conveniently placed for access to Evesham town centre, local amenities and transport links.

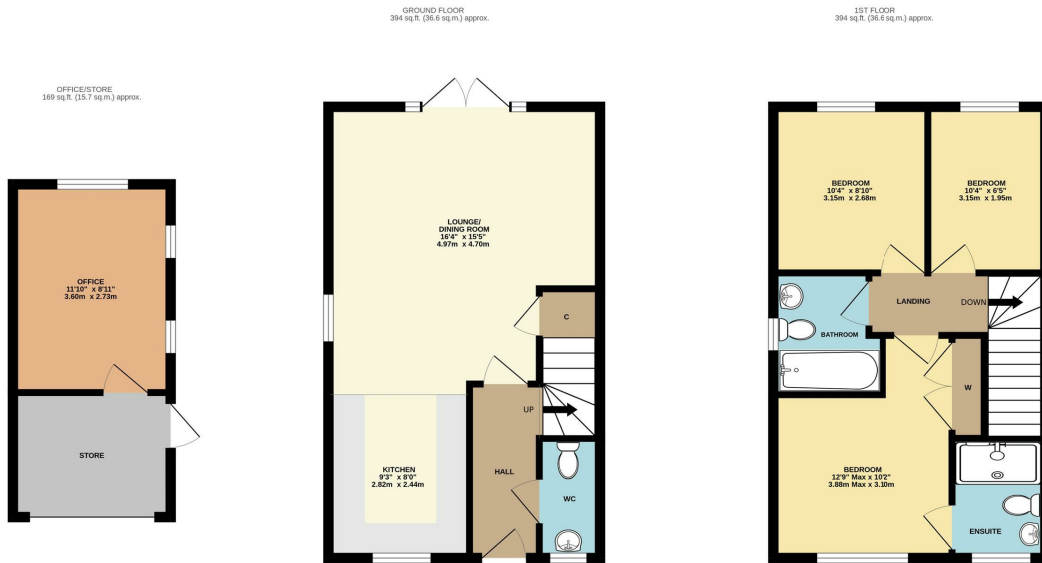
Evesham is a charming riverside market town set within the Vale of Evesham, well known for its surrounding countryside and excellent range of shops,

# Codling Road

£275,000 Freehold



- Beautifully presented three-bedroom semi-detached home situated on the popular Orchards development
- Welcoming entrance hall with useful downstairs WC
- Contemporary fitted kitchen with integrated appliances
- Beautifully maintained rear garden with patio seating area, perfect for relaxing or entertaining
- Located on the outskirts of Evesham with convenient access to the town centre
- Spacious open-plan kitchen/dining/living area ideal for modern family living
- Principal bedroom with en-suite shower room plus two further well-proportioned bedrooms
- Converted garage providing a home office with storage to the front, plus driveway parking for several vehicles



TOTAL FLOOR AREA : 957 sq. ft. (88.9 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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## Council Tax Band C

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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