



16 Leicester Grove

Evesham, WR11 4QB

Guide price £395,000

Johnsons
PROPERTY CONSULTANTS



Johnsons
PROPERTY CONSULTANTS

FOR SALE
01386 761515



16 Leicester Grove

Evesham, WR11 4QB

Guide price £395,000

Johnsons are delighted to introduce this exceptional 4-bedroom semi-detached house, a spacious and modern abode boasting an impeccable town centre location in the historic riverside market town of Evesham.

Situated conveniently close to amenities, transport links and good schools, this property is the epitome of comfortable and convenient living.

Upon entering, you are greeted by a spacious and modern home that exudes a sense of tranquillity and style. One of the highlights of this residence is the impressive contemporary open plan kitchen, blending seamlessly into the layout and designed for both functionality and aesthetics. Integrated appliances and sleek finishes elevate the space, perfect for culinary enthusiasts.



Local Schools

Swan Lane First School (0.07 miles)
St Mary's Catholic Primary School (0.09 miles)
St Egwin's CofE Middle School (0.28 miles)
Prince Henry's High School (0.25 miles)
SEN - Vale of Evesham School (0.93 miles)
Independent- Bowbrook House School (7.4 miles)

Generous living accommodation awaits, with a large living room offering ample space for relaxation.

Currently there is also an additional downstairs room, currently utilised as a spacious bedroom, but is versatile to suit a variety of needs such as a home office or playroom.



The family bathroom and additional downstairs shower room/ WC provide practicality and comfort for a busy household.

Upstairs, there are a further three double sized bedrooms and a family bathroom, offering flexible space or plenty of room for a growing family





Nearby amenities

Bus stop: 0.1mile

Church: 0.1miles
(The Immaculate Conception and St Egwin's Catholic Church Evesham)

Convenience Store:
0.1miles (One Stop)

GP Surgery: 0.7miles
(Merstow Green Medical Practice / Abbey Medical Practice)

Farm Shop: 1.5miles
(Chadbury Farm Shop)

Supermarket: 0.6 miles
(Tesco / M&S Simply Food)

Pub: 0.2 miles
(The Old Swanne Inne)

Post Office: 0.1miles

Train Station: 0.3miles
(Evesham)

Outside, the property showcases a perfectly crafted and low maintenance garden space, ideal for hosting guests or enjoying peaceful moments in the fresh air.

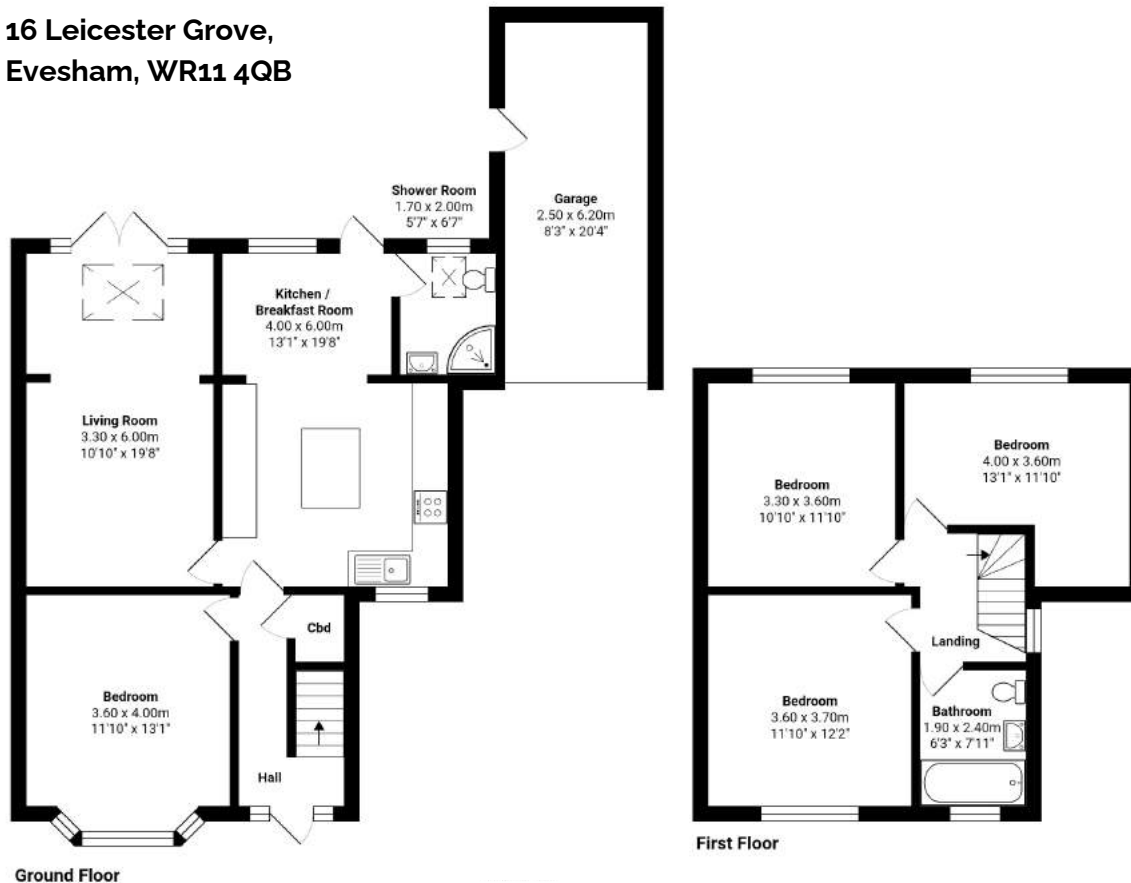


A single garage and ample off-road parking ensure convenience and security for vehicles, adding to the appeal of this property.

Evesham train station, located within half a mile, providing effective commuting options with direct train links into London, making this residence an ideal choice for professionals seeking a tranquil retreat within a thriving urban landscape.



16 Leicester Grove,
Evesham, WR11 4QB



Total Approx Area: 115.0 m² ... 1237 ft² (excluding garage)
All measurements of doors, windows, rooms are approximate and for display purposes only.
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 the operability or efficiency can be given.

Useful information:

Council Tax: Band C, payable to Wychavon District Council

Tenure: Freehold

Parish: Evesham (Evesham North Ward)

What3Words: ///beep.entry.allow

Windows: Fully double glazed

Heating: Boiler and radiators, mains gas



The Energy Performance Certificate for this property is: **D (62)**

There is potential for the property to move to: **B (84)**

More details can be found at:
www.find-energy-certificate.service.gov.uk

Evesham is a market town situated ideally just north of the Cotswolds, a protected landscape, and Area of Outstanding Natural Beauty. Evesham itself provides a wealth of amenities, schools, performing arts venues, community events and good commuting access. This property enjoys an enviable location, situated close enough to the town centre to benefit from amenities but with ease of access onto the A44 or A46 roads.

The Vale of Evesham is notorious for its fruit and vegetable growing, with annual asparagus sales and plum festivals as well its medieval heritage, commemorated by the ever growing and popular Battle of Evesham event that takes place in August each year. Evesham is home to an independent cinema, a choice of arts venues offering regular live shows and a good choice of independent and chain retail stores, public houses and eateries. For the sporting orientated, there are a great selection of clubs including a rowing club which has had a famous Olympic athlete oar their way to success from! There are numerous clubs to get involved with to suit every hobby or future professional!

There is good access to healthcare, with four GP surgeries that cover the area and a minor injuries unit located in the centre. There are local pharmacies and dentists that also provide good service to the area.

Johnsons

PROPERTY CONSULTANTS

01386 761 515

sales@johnsons-property.co.uk

www.johnsons-property.com



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.