



Cambria Road
Evesham | Worcestershire

Johnsons
PROPERTY CONSULTANTS



For indicative purposes only.

A charming period home with abundant potential, located in a prime Evesham location.

Spacious period home



Cambria Road, Evesham, WR11

A perfect canvas to create your dream home. This property is bursting with character and potential. Boasting a versatile layout, the home features two generous reception rooms, a kitchen with an adjoining utility room, and three well-proportioned bedrooms. With front and rear gardens offering scope for creative landscaping, a garage accessed from Inches Lane, and no onward chain, this property presents an exciting opportunity for buyers looking to add their personal touch.

Situated in a highly sought-after location near Evesham town centre, the property benefits from proximity to outstanding schools, vibrant local amenities, and excellent transport links, including Evesham railway station with direct services to London Paddington. Whether you're a commuter, a growing family, or an investor, this property offers an unbeatable combination of convenience, potential, and charm.



3



1



01386 761515



sales@johnsons-property.co.uk



johnsons-property.co.uk





A blank canvas

Ground Floor

The ground floor welcomes you with an inviting hallway, setting the tone for the character-filled interior. The two reception rooms, each featuring chimney breasts, provide versatile living spaces that are bathed in natural light. The front room offers a cosy atmosphere perfect for relaxing or entertaining, while the rear reception room could serve as a dining area with views of the garden. The kitchen is well-proportioned and connects to an adjoining utility room, providing ample space for appliances, storage, and everyday convenience.

First Floor

Upstairs, the property features three generously sized bedrooms, each offering a blank canvas for personalisation. The master bedroom, located at the front, is bright and airy, benefiting from large windows. A family bathroom completes the first floor, offering potential for modern upgrades to meet contemporary standards.



Outside

The property enjoys both front and rear gardens, presenting a wonderful opportunity for landscaping enthusiasts. The rear garden, a blank canvas, offers space for outdoor entertaining, play, or even an extension, subject to the necessary approvals. An outside W.C./outhouse adds convenience, while the garage, accessible via Inches Lane, provides additional storage or workshop potential.

Extremely convenient location

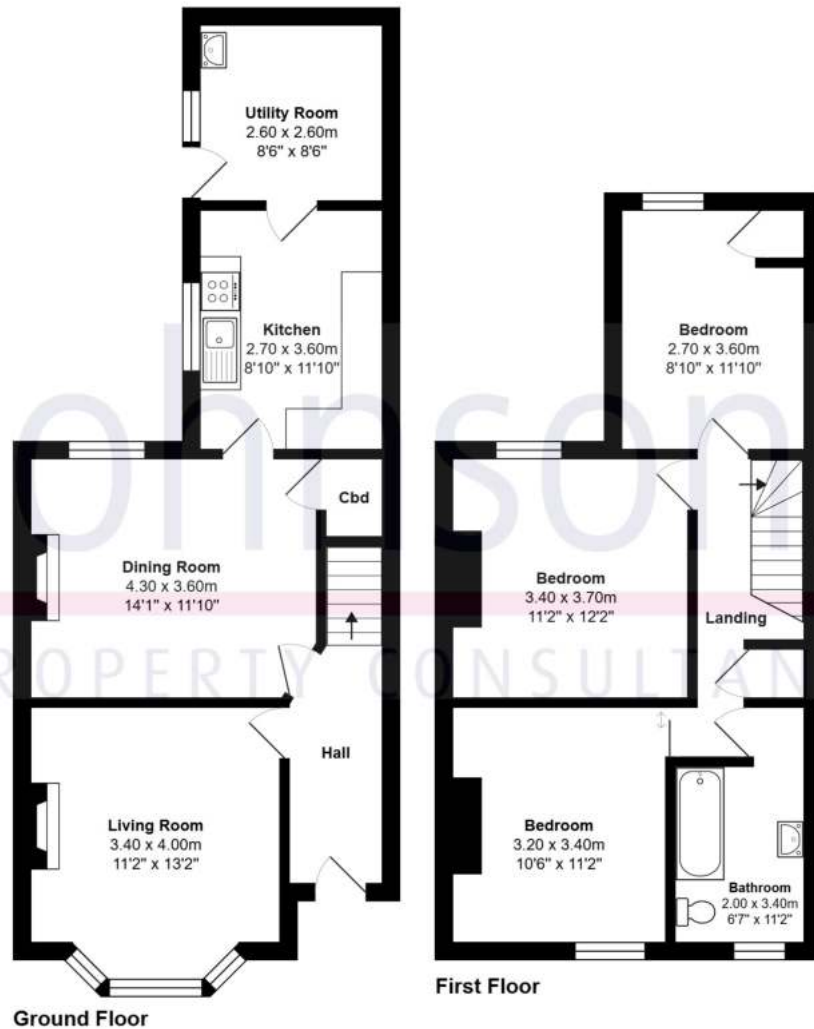
Situation

Cambria Road offers an enviable location with superb access to the vibrant market town of Evesham. The property is within walking distance of a wealth of amenities, including shops, cafes, and an independent cinema. Families will appreciate the proximity to outstanding schools, while commuters benefit from Evesham's railway station, offering direct services to London Paddington and Worcester.

Evesham is celebrated for its rich history, charming events like the annual Battle of Evesham festival, and its role as a hub of fresh produce in the Vale of Evesham. The nearby Cotswolds offer breathtaking scenery and outdoor pursuits, while excellent road links make travel to Stratford-upon-Avon, Worcester, and beyond effortless. With a thriving community and a wealth of cultural and recreational activities, this is a location that truly has it all.



5, Cambria Road, Evesham, WR11 4QD



Total Approx Area: 95.0 m² ... 1023 ft²

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.

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

We understand that this postcode benefits from the availability of ultra-fast broadband.

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band C.

Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

Directions

Cambria Road adjoins Evesham High Street, A4184, just past the railway station.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Selling?



Scan for an instant market report on your home.



Travel Distances

Evesham - 0.5 miles Worcester - 16 miles
Cheltenham - 18 miles



Nearest Stations

Evesham - 0.2 miles Worcester - 15 miles
Worcestershire Parkway - 12 miles



Nearest Airports

Birmingham Airport - 39 miles
London Heathrow - 85 miles



Steve Anderson
Residential Sales Consultant
(01386) 761515
steve.anderson@johnsons-property.co.uk

Johnsons
PROPERTY CONSULTANTS

