



Briar Close, Evesham

£350,000 - Freehold

Three bedroom family home • End of terrace • Private walled rear garden • Off road parking for two vehicles • Four-piece bathroom suite • Character features throughout • Two reception rooms • Popular residential location



A tastefully improved three bedroom end of terrace property which offers a generous walled garden to the rear, off road parking to the front and almost 1,500 square foot of living accommodation internally. Furthermore, the property is a moments walk to Evesham train station and within the catchment for Prince Henry's High School also. Having been improved throughout by the current owners, this property now exudes warmth and character. The front reception room maintains its original panelling beneath the bay window along with the polished exposed wooden floor boards and the addition of a log burner as the focal point, the front reception room is a warming and cosy space to relax in. The middle of the house presents a similarly size reception room, this time with French doors opening out into the patio area of the two-tiered garden and an archway into the galley kitchen. Beyond the kitchen is a utility area, downstairs w.c., more storage and access into the garden. The first floor offers three bedrooms, two of which face the front of the property and with the principle bedroom facing the rear. The four-piece suite bathroom has both charm and functionality. The cellar has a window for ventilation, radiators, power and enough head height for most people to stand in, this room has many possible functions. Externally the off road parking accommodates two cars, there's secure gated side access, a patio area closest to the house with the rest of the garden laid to lawn with a walled boundary.

Briar Close enjoys a highly desirable Evesham location, just a short drive from the town centre and its excellent local amenities. The area is well-served for families, with Prince Henry's High School nearby, an established secondary school rated Outstanding by Ofsted with a strong reputation for academic and extracurricular opportunities. Evesham itself offers a vibrant blend of independent shops, cafés and restaurants along its historic high street, cultural highlights such as the Almonry Museum & Heritage Centre and the iconic Bell Tower, plus leisure options like the Art-Deco Regal Cinema and riverside parks. With easy access to everyday services, transport links and open countryside on your doorstep, Briar Close combines practical convenience with all the charm of this sought-after Worcestershire market town.

Tenure: FREEHOLD

EPC Rating: D

Local District Council: Wychavon

Council Tax band: C



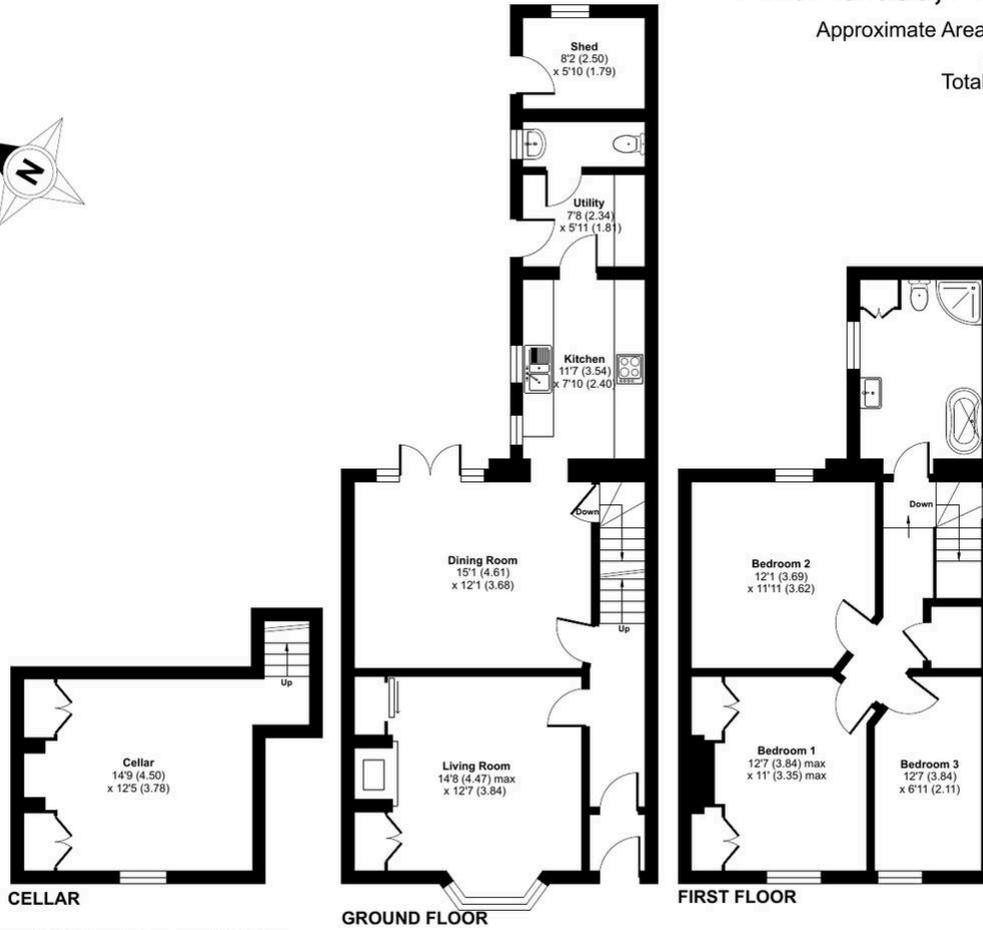
Briar Close, Evesham, WR11

Approximate Area = 1448 sq ft / 134.5 sq m

Shed = 46 sq ft / 4.2 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Jason Jones & Associates. REF: 1241722

01386 901367 - 07852 250490 - me@charliecarrollproperty.co.uk

CHARLIE
CARROLL