



## 104 Forest Gate, Evesham, WR11 1XY Offers over £200,000

**\*\*CHAIN FREE, FANTASTIC**

This well presented 2 bed family home is located in a sought after and desirable area, close to schools for families with children. The property offers a fitted kitchen, a well proportioned lounge/diner with the added bonus of patio doors to the rear garden, 2 double bedrooms which are serviced by the modern fitted family bathroom, central heating recently upgraded in 2018/19.

The property is set within a popular area of Evesham & provides easy access to the A46 & town centre. Evesham has a large range of amenities to include, restaurants, pubs, take away outlets, cafes & bars, supermarket, shops, retail parks, gyms, leisure centre, the 'Regal' cinema, GP's, dental practices, community hospital & a range of schooling. Evesham is under 20 miles from historic Worcester city, the cultural & commercial centres of Cheltenham Spa & Shakespeare's Stratford upon Avon. Evesham has a train station with direct links to London Paddington.

# 104 Forest Gate, Evesham, WR11 1XY

## Offers over £200,000



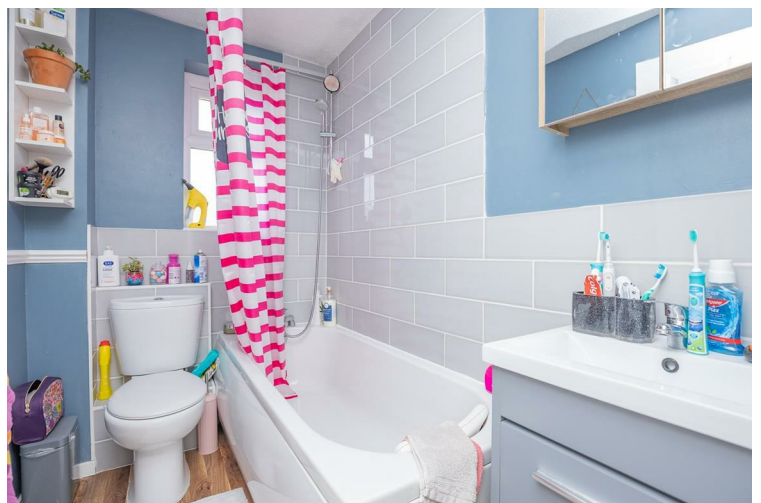
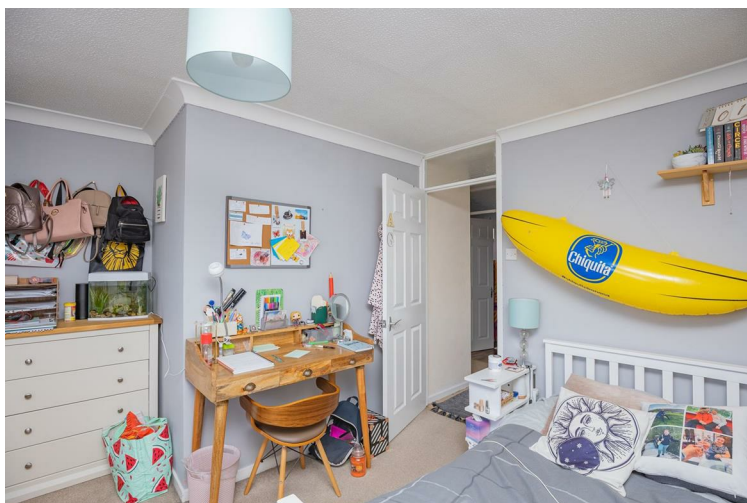
- CHAIN FREE
- Great First Time Buy/Investment
- One Off Road Parking Space
- Ready To Move In To
- Popular Location
- Contact For More Information

- Entrance Hall
- Kitchen
- Lounge/Diner
- Stairway To First Floor
- Landing
- Bedroom 1
- Bedroom 2
- Bathroom



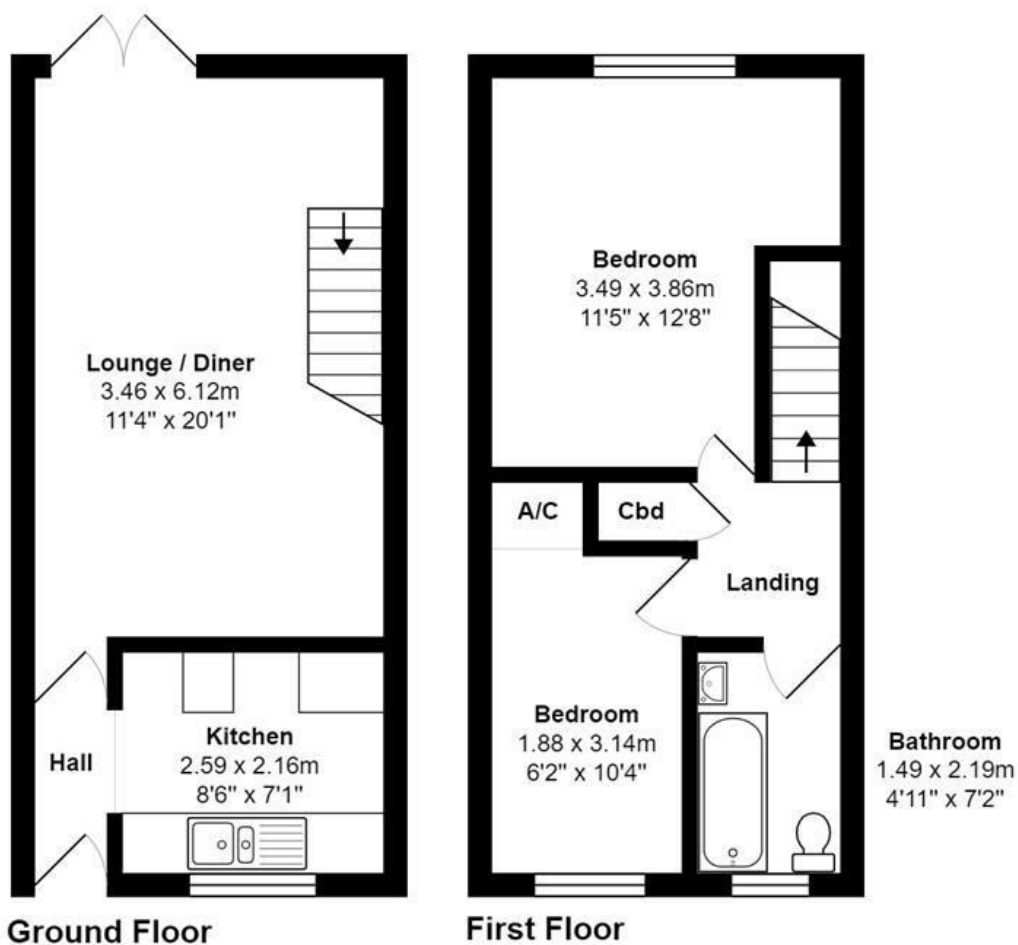
### Directions







## 104, Forest Gate, Evesham, WR11 1XY



Total Approx Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.