



St. Patricks Close | | Evesham | WR11 2TW

**Guide Price £285,000**

**Nigel Poole  
& Partners**



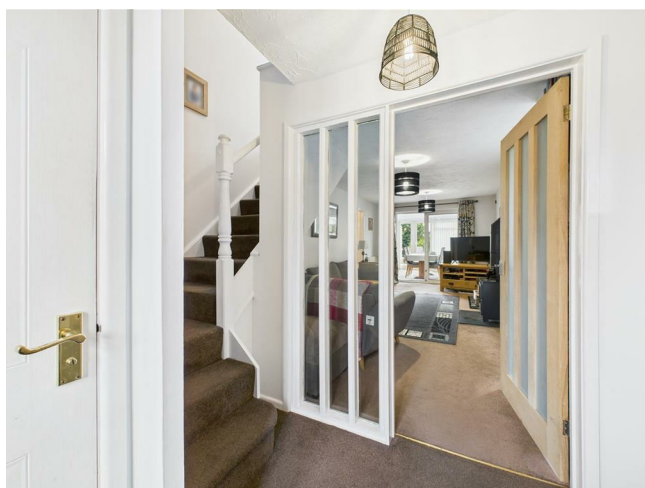
## Key features

- 3 bedroom semi-detached
- Ensuite to master
- Conservatory
- Private and well laid rear garden
- Driveway for 3+ cars
- Garage
- Sought after location
- \*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\*

## Description

**\*\*BEAUTIFULLY PRESENTED AND SPACIOUS 3 BEDROOM SEMI DETACHED HOME WITH GARAGE AND CONSERVATORY IN SOUGHT AFTER LOCATION\*\*** Internally the property boasts 3 bedrooms, ensuite to master, family bathroom, fully fitted kitchen, through lounge, conservatory and downstairs wc. Externally the property benefits from a driveway with off-street parking for 3 + cars, integral single garage, well presented rear gardens with side access.

## Directions





## Floor plans



### Floor 0



Floor 1

**Nigel Poole**  
& Partners

Approximate total area<sup>(a)</sup>1109.64 ft<sup>2</sup>103.09 m<sup>2</sup>

Reduced headroom

6.31 ft<sup>2</sup>0.59 m<sup>2</sup>

(1) Excluding balconies and terraces.

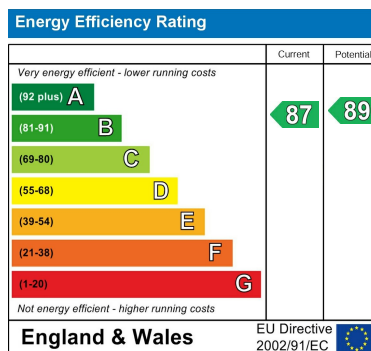
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



1 Port Street  
Evesham  
Worcestershire  
WR11 3LA  
07932803042

leo.cooper@nigelpoolestateagents.co.uk