



Bewdley Street | | Evesham | WR11 4AD

Offers Over £100,000





## KEY FEATURES

Garden flat

Recently Renovated

Town Centre Location

Ideal Starter Home

Enclosed Private Courtyard Garden

Low Service Charge

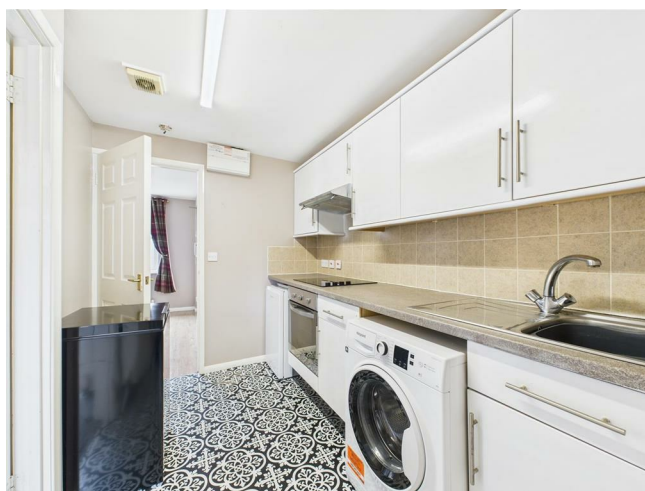
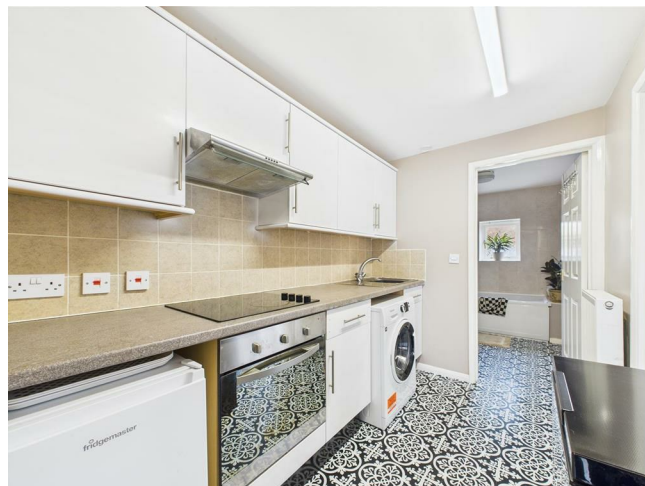
Buy To Let Opportunity: Circa £650pcm

\*\* AVAILABLE TO VIEW 7 DAYS A WEEK \*\*

\*\*NO ONWARD CHAIN\*\*

## DESCRIPTION

\*\*RECENTLY REFURBISHED & WELL PRESENTED | BEDROOM GROUND FLOOR TOWN CENTRE APARTMENT BOASTING ENCLOSED & PRIVATE COURTYARD GARDEN\*\* Internally the property benefits from lounge with feature fire and surround, kitchen, family bathroom and bedroom with access to rear garden. Externally the property benefits from an enclosed private courtyard garden and an enviable town center location



#### Front

Property is approached via pathway.

#### Entrance Hallway

Carpeted flooring, Door to flat

#### Lounge

Wood effect vinyl flooring, radiator, UPVC DG window to the front aspect, feature fireplace with surround, door to kitchen

#### Kitchen

Vinyl flooring, mix of wall and base units surmounted by work surface, half tiled, integral electric cooker and oven with extractor fan over, 2 spaces for small white goods, wash hand basin with drainer, radiator, doors to bathroom and room

#### Bathroom

Vinyl flooring, wash hand basin, low flush WC, bath with shower overhead, frosted UPVC DG window to the rear aspect, part tiling to walls

#### Room

Carpeted flooring, radiator, boiler. UPVC DG french doors to the garden

#### Garden

Enclosed low maintenance private courtyard rear garden with fence surround and laid to patio, shed

Tenure: Leasehold

Council Tax Band: A

#### Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode: WR11 4AD

#### Additional Information

Lease: 979 Years Remaining

Service Charge: £30 Per Month

Buy To Let Opportunity: Circa £650pcm





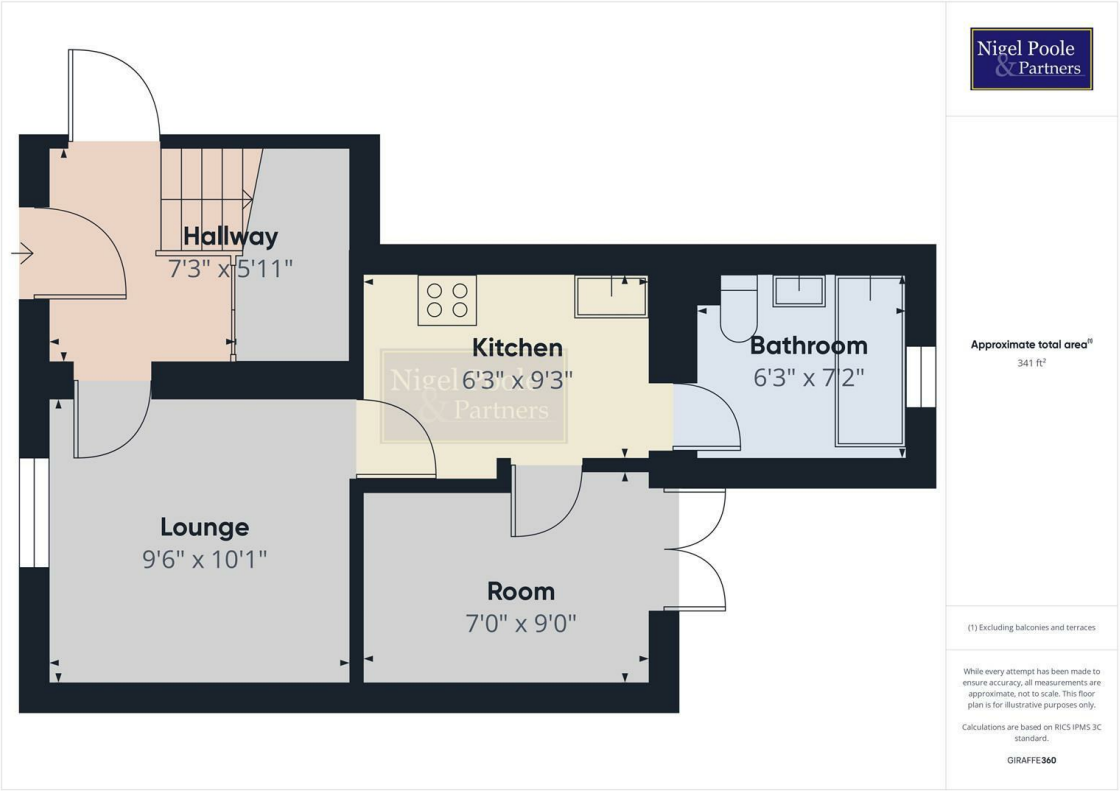








FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



I Port Street  
Evesham  
Worcestershire  
WR11 3LA  
07932803042  
leo.cooper@nigelpoolestateagents.co.uk