



Kings Road | | Evesham | WR11 3BU

Guide Price £239,950

COOPER & CO

KEY FEATURES

- 3 Bedroom Semi-Detached
- Extended
- Separate Dining Room
- 2 Reception Rooms
- Utility Room
- Downstairs WC
- ****NO ONWARD CHAIN****
- ****VIEWINGS AVAILABLE 7 DAYS A WEEK****

DESCRIPTION

****WELL PRESENTED & EXTENDED 3 BED SEMI-DETACHED FAMILY HOME BOASTING GOOD SIZED REAR GARDEN IN POPULAR LOCATION**** Internally the property boasts 3 bedrooms, upstairs family bathroom, lounge, separate dining room, kitchen, downstairs wc and utility space. Externally property benefits from a raised terrace area, mix of lawned and patio areas with side access. Viewing recommended.



Front

Property is approached via a walled and gated front entrance with gravel and paved areas benefitting from gated side access.

Entrance Hallway

Carpeted flooring, access to 1st floor landing and Lounge.

Lounge

Carpeted flooring, UPVC DG bay window front aspect, feature fire and surround, radiator and doors leading to Dining Room & Kitchen.

Dining Room

Carpeted flooring, radiator and access to Kitchen.

Kitchen

Tiled flooring, mix of wall and base units surmounted by work surface. Integrated oven with hob and extractor fan over, kitchen sink with mixer taps and drainer, splash back tiles and space for white goods. UPVC DG windows and patio door to rear garden.

Utility

Tiled flooring, mix of wall and base units, UPVC DG door to outside/side access.







Downstairs WC

Tiled flooring, low flush WC.

Landing

Carpeted flooring, radiator and access to Bedrooms, 1,2,3 and family bathroom.

Bedroom 1

Carpeted flooring, radiator and UPVC DG window to rear aspect

Bedroom 2

Carpet underfoot, radiator and UPVC DG window to front aspect.

Bedroom 3

Carpet, radiator and UPVC DG window to rear aspect.

Family Bathroom

Part tiled, bath with shower over, stand alone wash hand basin, low flush WC and UPVC DG window to front aspect.

Rear Garden

Good sized rear garden featuring raised feature patioed and walled terrace, gravel and faux (Astro Turf) lawned areas with side access.

Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



I Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk