



School Road | | Evesham | WR11 2PW

Guide Price £155,000

COOPER & CO

Key features

- Charming 2 bedroom cottage
- Character features throughout
- In need of modernisation
- Oozing potential
- Family bathroom upstairs
- Kitchen / Diner
- Separate Lounge
- ****NO ONWARD CHAIN****
- ****VIEWINGS AVAILABLE 7 DAYS A WEEK****

Description

****CHARMING 2 BEDROOM COTTAGE
NEEDING SOME MODERNISATION BUT
OOZING CHARACTER AND POTENTIAL****

Internally boasting 2 bedrooms, family bathroom, lounge and kitchen diner. Externally this characterful cottage boast a lovely secured and gated laid to lawn garden with mature hedging and borders and is located in the ever popular Hampton.

Directions



Front

Front is approached via

Entrance Hall

Carpeted flooring, radiator. access to Lounge, Kitchen Diner, and stairs to 1st floor.

Lounge

Carpeted flooring, feature fireplace and surround, radiator, DG UPVC Windows to the front aspect.

Kitchen Diner

Part carpeted and tiled flooring, mix of wall and base units surmounted by work surface, space for white goods, DG UPVC Windows to the both front and rear aspects, feature fire and surround. Door leading to rear access.

Landing

Carpeted flooring, access to Family Bathroom, and Bedroom 1 and 2

Bedroom 1

Carpeted flooring, radiator, UPVC DG window to front aspect.







Bedroom 2

Carpeted flooring, radiator and UPVC DG windows to both front and rear access.

Bathroom

Carpeted underfoot, part tiled walls, wash hand basin, low flush wc, bathtub, UPVC DG window to rear aspect.

Garden

Gated and secured laid to lawn garden boarded by mature plants and hedging.

Floor plans



Approximate total area^m
716 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	



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