



Drakes Lea | | Evesham | WR11 3BJ

Guide Price £285,000

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COOPER & CO
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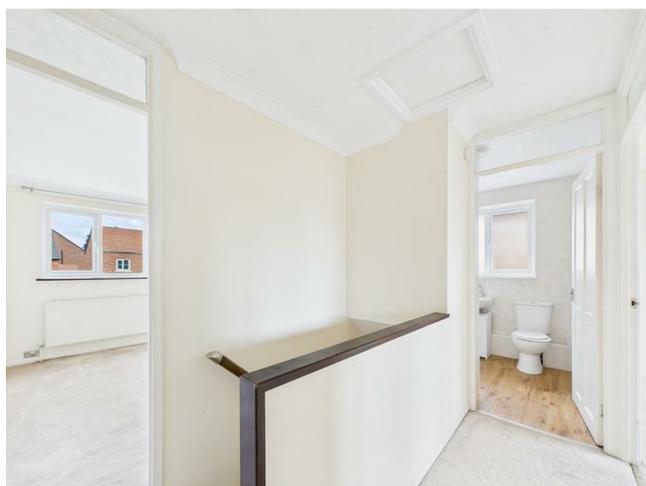
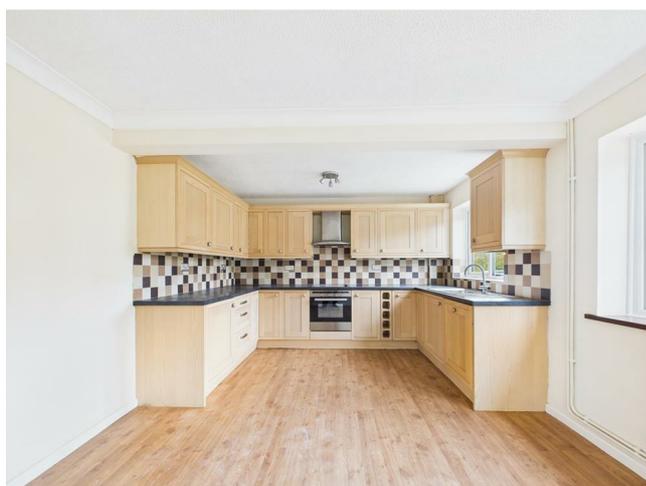
Key features

- Three bedroom link detached family home
- Double tandem garage and driveway for 2+ cars
- South Westerly facing rear garden
- Open plan kitchen dining room
- Lounge with sliding patio doors to the garden
- Located in the sought-after market town of Evesham
- ****NO ONWARD CHAIN****
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

Description

****WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME WITH DOUBLE TANDEM GARAGE AND DRIVEWAY IN DESIRABLE LOCATION**** Internally the property boasts 3 bedrooms, family bathroom, lounge, and kitchen diner. Externally the property benefits from a garage and driveway for 2+ cars, a well maintained rear garden with garage access. The property is ideally located with easy access to the Market Town of Evesham with its a wide range of amenities. No onward chain.

Directions



Front

Property is approached via tandem double garage and driveway for 2+ cars.

Entrance Hall

Wood effect vinyl flooring, DG UPVC window to the side aspect, access to the Lounge, and 1st floor.

Kitchen Diner

Wood effect vinyl flooring, DG UPVC window to the rear aspect, DG UPVC patio doors to the rear garden, kitchen sink with drainer, mix of wall and base units surmounted by work surfaces, integrated electric hob with extractor fan over, integrated oven, radiator

Lounge

Wood effect vinyl flooring, radiator, storage unit, access to entrance hall, DG UPVC window to the rear aspect, DG UPVC sliding door to the rear garden

Landing

Carpeted flooring, doors to bedroom 1, bedroom 2, bedroom 3, and family bathroom, radiator







Bedroom 1

Carpeted flooring, radiator, 2x DG UPVC windows to the front aspect,

Bedroom 2

Carpeted flooring, radiator, DG UPVC windows to the rear aspect

Bedroom 3

carpeted flooring, rad, DG UPVC windows to the rear aspect

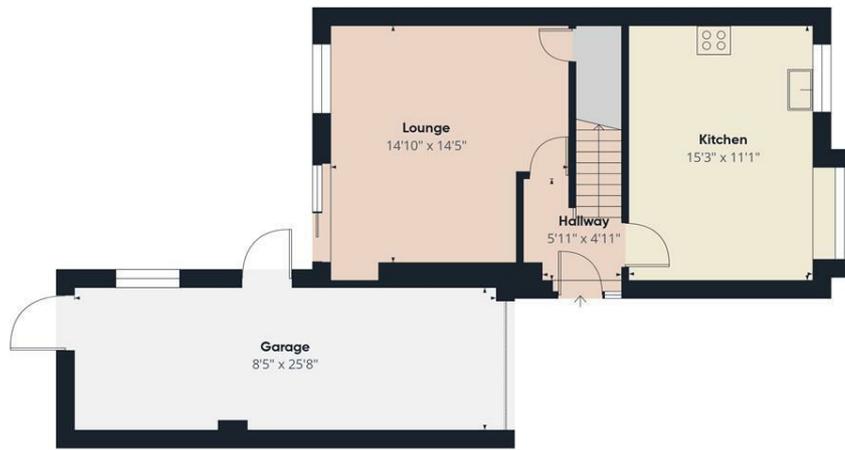
Bathroom

Wood tiled flooring, fully tiled, wash hand basin and vanity unit, low flush wc, heated towel rail, bathtub with shower overhead and mix of tap, frosted DG UPVC window to the side aspect

Rear Garden

Secure and enclosed rear garden. Mix of lawn and patio areas with access to garage.

Floor plans



Floor 0



Floor 1

Approximate total area[™]
1066 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			86
(69-80) C			
(55-68) D		67	
(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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