



## Flat 3 The Woolpack

12 Port Street | Evesham | WR11 1AN

**Guide Price £160,000**

COOPER & CO

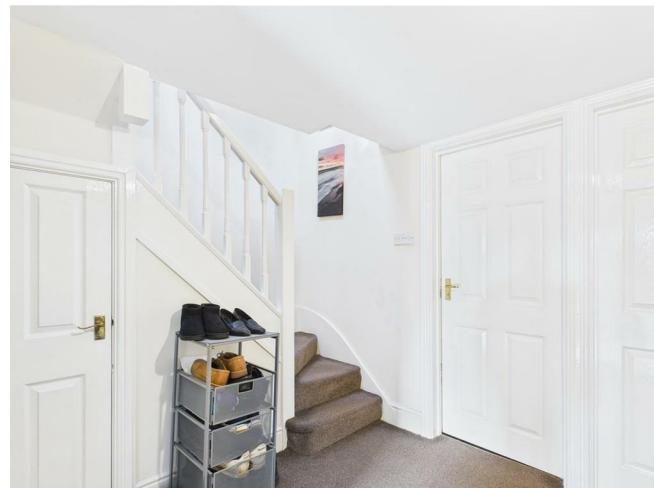
## Key features

- Barn Conversion
- Character Features Throughout
- Investment Opportunity - Current income of circa £14,400 pa
- Can be sold with Tenant in Situ at £1200pcm
- Communal Garden
- Situated at the rear of 12 Port Street
- **\*\*NO ONWARD CHAIN\*\***
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***



## Description

**\*\*FANTASTIC INVESTMENT OPPORTUNITY - CURRENTLY PRODUCING £14,400 PA WITH SCOPE TO ADD VALUE. UNIQUE 3 BEDROOM BARN CONVERSION SITUATED IN THE HEART OF PORT STREET WITH GOOD SIZED COMMUNAL GARDENS AND EASY ACCESS TO LOCAL AMENITIES\*\*** Internally boasting 3 bedrooms, lounge, dining room, family bathroom, communal entrance and shared communal gardens.



Front

Kitchen

Vinyl underfoot flooring, mix of wall and base unites surmounted by work surface, integrated electric hob with extractor fan over, 1 space for white good, 2X single glazed windows to the side aspects, door to dining area.

Dining area

Carpeted flooring, radiator, access to storage compartment. bedroom 1. bathroom, and stairs to first floor

Landing

Carpeted underfoot flooring, 2X single glazed skylight windows to the side aspects, radiator, doors leading to bedroom 2 and bedroom 3

Bedroom 1

Carpeted underfoot flooring, radiator, single glazed window to the side aspect







#### Bathroom

Vinyl underfoot flooring, part tiled, wash hand basin, low flush wc, bath with shower overhead

#### Bedroom 2

Carpeted underfoot, flooring, radiator, single glazed window to the side aspect, single glazed skylight window to the side aspect

#### Bedroom 3

Carpeted underfoot flooring, 2X single glazed skylight windows to the side aspect, single glazed window to the front aspect

#### Communal Garden

Secured communal laid to lawn rear garden boarded by mature plants and hedging, access to the flat/cottage (Kitchen)

## 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	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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