



Leggett & James

The Vale of Evesham Property Experts



20 Robins Meadow

Evesham, Worcestershire, WR11 4RN

Asking Price £270,000



This modern three storey townhouse enjoys an enviable secluded position within the development and overlooks the delightful green space area to the front.

The well appointed accommodation is beautifully presented by the current owner and provides three bedrooms with an ensuite to the master, a first floor living room, an open plan kitchen diner, cloakroom and a further dining room or potential study.

Outside offers an established enclosed rear garden, off road parking and a single garage, which is situated behind the property and on a 900 year lease separate to the freehold of the property.



Reception Hall

with stairs to the first floor having a useful cupboard below and doors leading off to:

Dining Room/Study 10'2 x 7'11 (3.10m x 2.41m)

with a double glazed window to the front and a panel radiator.

Cloakroom

having a low level WC and a wash basin.

Kitchen Diner 14'7 x 9'10 (4.45m x 3.00m)

with a double glazed window and twin double glazed doors to the rear garden. The kitchen is well equipped with a modern range of cupboards, drawers and work surfaces, a single drainer sink and a four ring gas hob with extractor hood above, a stainless steel splash plate and an oven below. There is also plumbing for a washing machine and a dish washer.

First Floor Landing

with a built in storage cupboard, stairs to the second floor and doors leading off.

Living Room 14'7 13'9 (4.45m 4.19m)

enjoying twin double glazed doors which open to a 'Juliet' balcony over looking the greenspace to the front of the property. There is a panel radiator and TV aerial point along with a further double glazed window.

Bedroom Two 9'10 x 8'8 (3.00m x 2.64m)

having a double glazed window to the rear and a fitted double wardrobe.

Second Floor Landing

with a double glazed window to the rear and doors leading off:

Bedroom One 15' x 8'7 (4.57m x 2.62m)

having a double glazed window to the front, a panel radiator, fitted double wardrobe and a door to:

Ensuite: with a double glazed window to the front and fitted with a modern suite comprising a low level WC, wash basin and a shower cubicle.

Bedroom Three 8'11 8'7 (2.72m 2.62m)

with a double glazed window to the rear and a panel radiator.

Bathroom

having a double glazed window to the side and fitted with a modern suite comprising a low level WC, a wash basin and a panel bath.

Outside

The property enjoys a pleasant enclosed garden to the rear which is set down to lawn and edged by well stocked flower borders. A gated side access is added to by a rear gate which opens to the car parking. The property provides an allocated parking space which is set in front of the Garage: with an up and over door. The garage belongs to the property under a separate 900 year lease.

Referrals

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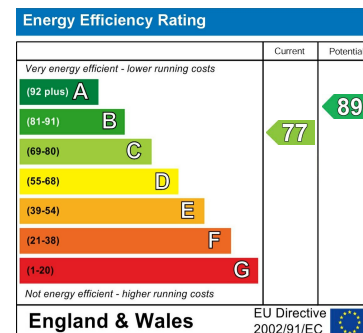
Area Map



Floor Plans



Energy Efficiency Graph



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