



106 Cheltenham Road

Evesham, Worcestershire, WR11 2LJ

Asking Price £365,000



☐ 3 📛 2 ☐ 3 **三** D







Set on a good-sized plot in an ever-popular area of Evesham, this large three bedroom family home offers excellent, social downstairs living space along with a sizeable enclosed garden to the rear.



An obscure double glazed front door with obscure double glazed window to the side opens to:

Entrance Hall

having a panel radiator and stairs to the first floor.

Sitting Room 11'2" x 10'10" (3.42 x 3.31)

with a double glazed bay window to the front, panel radiator, television point and a feature fire.

Dining Room 13'9" x 10'2" (4.21 x 3.11)

having a multi fuel burner.

Kitchen Family Room 17'2" x 16'10" (5.25 x 5.14)

with a double glazed window to the rear, a double glazed window to the side and double glazed French doors to the rear, the kitchen is fitted with a range of wall and base units with work surface over, a one and a half bowl sink with drainer and mixer tap, tiled floor with underfloor heating, space for a cooker and a filter hood. Door to:

Utility

having an obscure double glazed door to the side, a range of wall and base units with work surface over, space for a fridge freezer, space for a dishwasher, space for a washing machine and a wall mounted 'Worcester' boiler.

Bathroom

with an obscure double glazed window to the side, radiator, free standing bath with shower mixer tap, pedestal wash hand basin in vanity, low level WC and underfloor heating.

First Floor Landing

with an obscure double glazed window to the side, loft access and airing cupboard.

Bedroom One 13'5" x 11'10" (4.10 x 3.62)

having a double glazed bay window to the rear and a panel radiator.

Bedroom Two 11'6" x 10'10" (3.52 x 3.31)

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

Bedroom Three 7'7" x 6'4" (2.33 x 1.94)

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

Bathroom

with an obscure double glazed window to the rear, heated towel rail, extractor fan, low level WC, pedestal wash hand basin in vanity and shower cubicle.

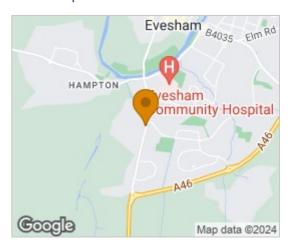
Outside

The front of the property has a large block paved drive with off road parking for a number of vehicles. Side gated access leads to the Garage with an up and over door and power and lighting, and an enclosed rear garden that has a large, covered patio area suitable for social gatherings and an area laid to lawn.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Itd, you should know that Leggett & James Itd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

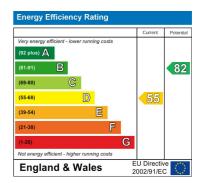
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.