



# Leggett & James

The Vale of Evesham Property Experts



## 106 Cheltenham Road

Evesham, Worcestershire, WR11 2LJ

Asking Price £365,000



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 Ltd, you should know that Leggett & James Ltd 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.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

