



# Leggett & James

The Vale of Evesham Property Experts



## Twitchams Lane

Childswickham, Broadway, WR12 7HG

Asking Price £450,000



This two bedroom detached property is set in a quiet cul de sac location, in the sought after village of Childswickham. This property is being offered with no onward chain.

Thee accommodation comprises of an entrance hall, sitting room with brick built fire surround, kitchen and dining room. On the first floor there are two bedrooms and a bathroom. Outside offers established gardens to the front and rear, off road parking and a garage.



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

### Entrance Hall

having a panel radiator, stairs leading to the first floor and doors leading off.

### Sitting Room 17'10" x 13'8" (5.44 x 4.17)

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

### Kitchen 11'8" x 9'10" (3.56 x 3.02)

having a double glazed window to the rear and double glazed doors to the rear, the kitchen is fitted with a range of wall and base units having works surfaces over, a sink with mixer tap, tiled splashback, space and plumbing for a washing machine, space for a fridge freezer, space for a cooker and a panel radiator.

### Dining Room 13'7" x 11'0" (4.15 x 3.36)

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

### First Floor Landing

having a double glazed window to the rear, panel radiator and doors leading off.

### Bedroom One 11'4" x 10'11" (3.46 x 3.35)

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

### Bedroom Two 13'7" x 7'9" (4.15 x 2.38)

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

### Bathroom 8'3" x 7'3" (2.53 x 2.21)

with an obscure double glazed window to the side and a suite comprising a low level WC, pedestal wash hand basin, panel bath with shower over and spotlights.

### Outside

having established gardens to the front and rear and a Garage.

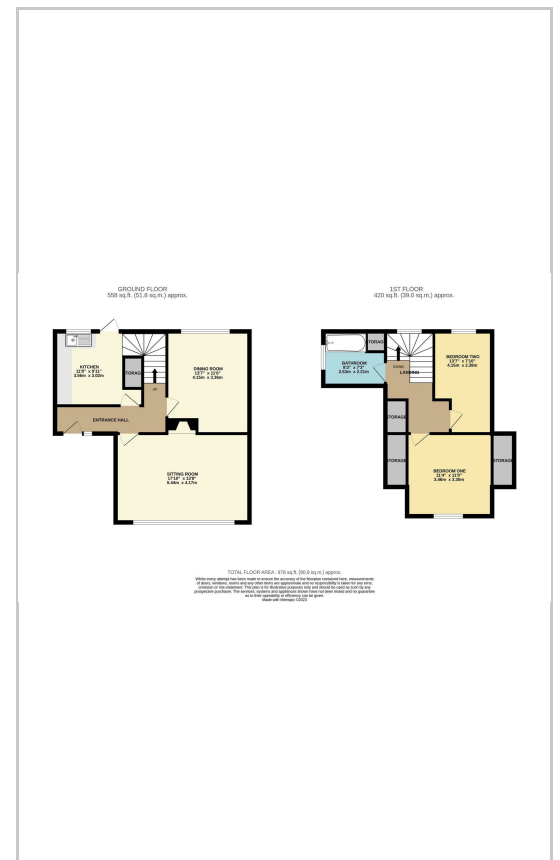
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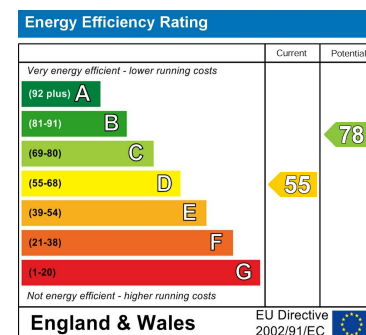
## Area Map



## Floor Plans



## Energy Efficiency Graph



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