



Leggett & James

The Vale of Evesham Property Experts



7 Abbey Mews

Vine Street, Evesham, WR11 4RE

Asking Price £375,000



Set in a conservation area close to the historic Abbey and iconic Bell Tower this versatile three bedroom semi detached home is beautifully presented throughout.

The flexible accommodation comprises of an entrance hall, living room, dining room/orangery, kitchen, ground floor shower room, three double bedrooms (one on the ground floor) and a bathroom. Outside the property enjoys an allocated parking space and an enclosed rear garden with a pleasing southerly aspect.



The front door with obscure double glazed inset panel opens to:

Entrance Hall

Having an obscure double glazed window to the front, radiator, tiled floor, exposed painted ceiling beams and a door to a storage cupboard housing the gas fired 'Worcester' combination boiler.

Doors lead to the Living Room, Kitchen, Bedroom One and Shower Room.

Living Room 19'7 x 11'10 (5.97m x 3.61m)

Having double glazed windows to the rear with stone mullion to the centre and shutters, 'Karndeian' flooring, radiator, exposed painted ceiling beams, feature gas fire stove with hearth and wooden mantle over, television point, telephone point, stairs to first floor and archway to:

Dining Room/Orangery 14'1 x 9'2 plus storage (4.29m x 2.79m plus storage)

Having bi-folding doors to the garden, roof lantern, 'Karndeian' flooring, spotlights, wall mounted electric heater and built in storage.

Kitchen 11'6 x 6'8 (3.51m x 2.03m)

Having double glazed windows to the front with stone mullion to the centre and half shutters, 'Karndeian' flooring, radiator and exposed painted ceiling beams. The kitchen is fitted with a modern selection of units with work surfaces and tiled returns. There is a one and a half bowl sink, built in electric double oven, gas hob, integral fridge freezer and integral washing machine.

Ground Floor Bedroom One 11'10 x 10'2 (3.35m x 3.05m)

Having double glazed twin doors to the garden, radiator and exposed painted ceiling beams.

Ground Floor Shower Room

Having an obscure double glazed window to the front, 'Karndeian' flooring, radiator towel rail, exposed painted ceiling beams, spotlights and a white suite comprising of a dual flush WC, vanity wash hand basin and a shower cubicle with mains shower.

First Floor Landing

Having access to loft space, door to storage cupboard, spotlights and doors to:

Bedroom Two 11'8 x 9'5 (3.56m x 2.87m)

Having a double glazed 'Velux' window with views to St Lawrence Church, double glazed window to the rear, radiator and access to eaves storage.

Bedroom Three 11'8 x 10'2 (3.56m x 3.10m)

Having a double glazed window to the rear, radiator, fitted wardrobes and access to eaves storage.

Bathroom

Having a double glazed 'Velux' window to the rear, 'Karndeian' flooring, radiator towel rail, spotlights and a white suite comprising of a dual flush WC, pedestal wash hand basin and a panel bath with bath/shower mixer.

Outside

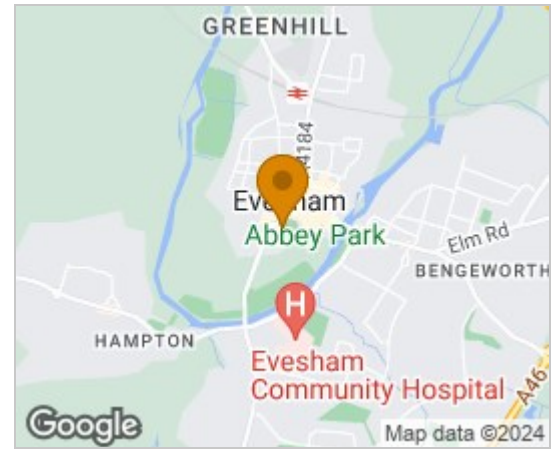
The property enjoys an allocated parking space with a block paved pathway leading down along by the Abbey walls to the property.

The Rear Garden enjoys a pleasing southerly aspect with a paved seating area giving way to a shaped lawn with established well stocked borders. A further seating area has a timber arbour with raised timber planters. There is also a garden shed and gated pedestrian access that leads to the side of the property.

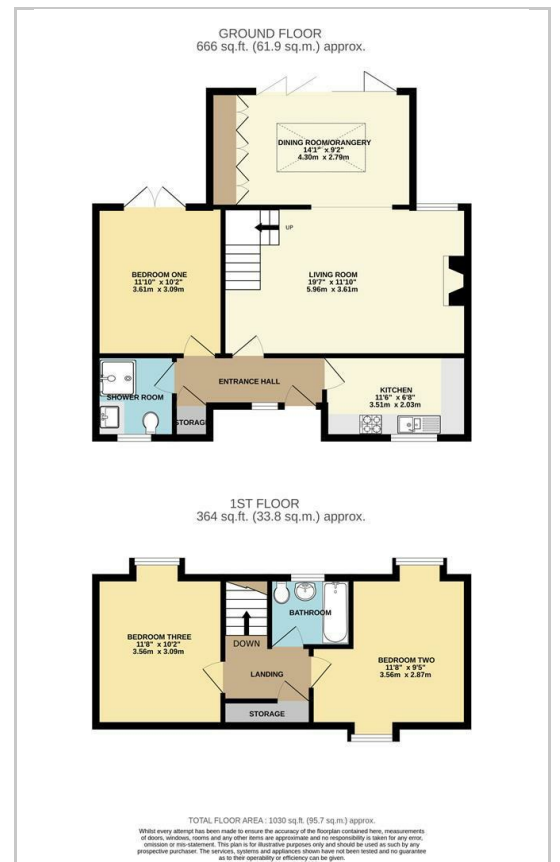
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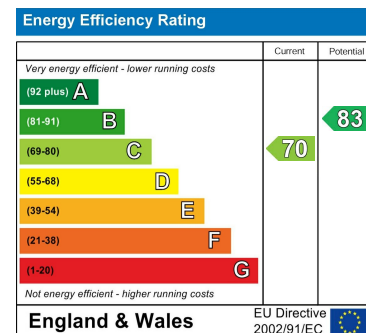
Area Map



Floor Plans



Energy Efficiency Graph



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