



Leggett & James

The Vale of Evesham Property Experts



3 Merryfield

Charlton, Pershore, WR10 3LN

Asking Price £535,000



We are delighted to bring to the market this beautifully presented, detached, family home offering vast living space, along with a rear garden that must be viewed in person in order to fully appreciate.



An obscure double glazed front door opens to:

Entrance Hall

having a double glazed window to the front and side, panel radiator and stairs to the first floor. Doors to:

Shower Room

with a pedestal wash hand basin in vanity, low level WC, shower, tiled flooring and extractor fan.

Sitting Room

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

Kitchen Diner

with a double glazed window to the rear and double glazed sliding doors to the rear, the kitchen is fitted with a range of wall and base units having Granite work surfaces over, a one and a half bowl sink with drainer and mixer tap, induction hob, electric double oven, filter hood, tiled flooring and a panel radiator..

Utility

having a double glazed window to the rear and a double glazed door to the rear, fitted with a range of wall and base units with work surfaces over, sink, tiled splashback, space for washing machine and a panel radiator.

Conservatory

with double glazed windows to the rear and side, double glazed French doors to the side and a panel radiator.

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

with an obscure double glazed window to the rear, heated towel rail, tiled flooring and a white suite comprising of low level WC, pedestal wash hand basin in vanity and panel bath with shower over.

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.

Outside

The front of the property benefits from a block paved area allowing off road parking for a number of vehicles and a wide gated access to the rear garden. The rear garden must be viewed in order to fully appreciate. There are a couple of large lawned areas, two block paved patio areas, a wooden bridge, a decked area along with much more. A truly fantastic space.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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