



Leggett & James

The Vale of Evesham Property Experts



16 Willow Road

Evesham, Worcestershire, WR11 1YW

Asking Price £279,950



This charming 3-bed link-detached property is set in a sought-after residential area which is close to amenities, schools, and transport.. This ideal family home offers comfort and convenience, a modern kitchen, spacious living area along with a private rear garden.



An obscure double glazed front door opens to:

Entrance Hall

having a wood effect floor, panel radiator, stairs to the first floor.

Cloakroom

with an obscure double glazed window to the side, wash hand basin and low level WC.

Sitting Room 14'9" x 11'5" (4.51 x 3.49)

having a double glazed window to the front, television point and feature fire.

Kitchen 14'7" x 10'3" (4.46 x 3.13)

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, sink with drainer and mixer tap, tiled splashback, space for a dishwasher, space for a cooker and filter hood.

Utility 16'2" x 7'11" (4.95 x 2.43)

having a double glazed window to the rear, a double glazed door to the side, space and plumbing for a washing machine.

Conservatory 8'0" x 7'6" (2.46 x 2.30)

with a double glazed window to the rear, a double glazed window to the side and double glazed sliding doors to the rear.

First Floor Landing

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

Bedroom One 12'6" x 8'3" (3.82 x 2.52)

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

Bedroom Two 10'3" x 8'3" (3.13 x 2.52)

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

Bedroom Three 9'6" x 6'4" (2.91 x 1.94)

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

Bathroom

having an obscure double glazed window to the rear, radiator, tiled floor and a white suite comprising a low level WC, pedestal wash hand basin and panel bath.

Outside

The front garden is laid to lawn. There is a driveway providing off-road parking which gives access to the Garage 5.54m x 2.43m (18'2 x 8'0): having an up and over door. The rear garden has a patio area that gives way to a lawn and established shrubs.

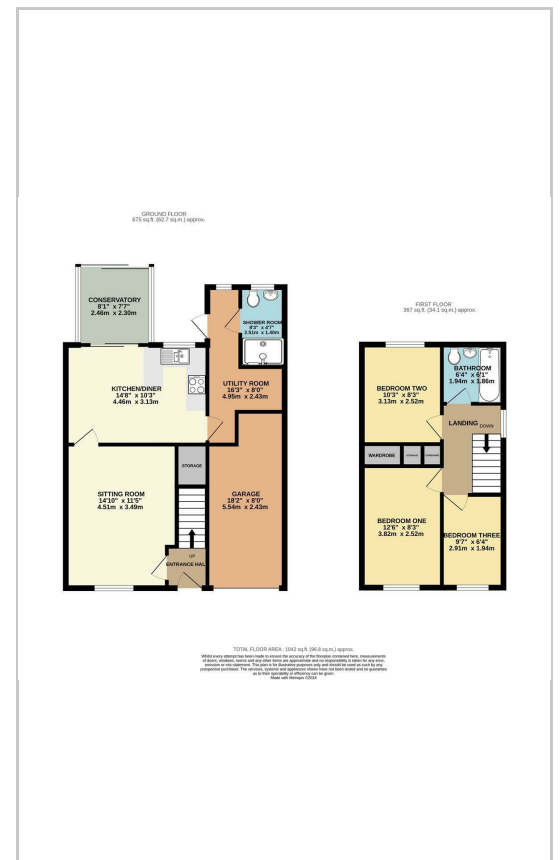
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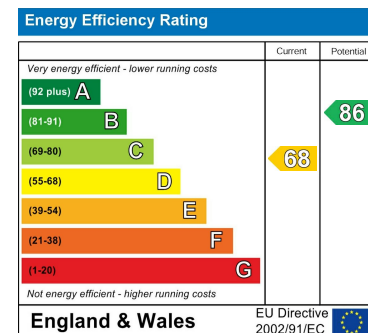
Area Map



Floor Plans



Energy Efficiency Graph



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