



Leggett & James

The Vale of Evesham Property Experts



21 Stratford Grove

Evesham, Worcestershire, WR11 2SD

Asking Price £325,000



Set within a popular new estate on the outskirts of Evesham this three bedroom semi detached home is available with no onward chain.



Hallway

having stairs to the first floor and a door to:

Sitting Room 16'11" x 11'8" (5.18 x 3.58)

this spacious room has a window to front.

Kitchen Dining Room 15'11" x 15'3" (4.86 x 4.65)

with two Velux roof lights and French doors to the rear, the kitchen is fitted with a range of cream gloss fronted kitchen units including an island unit, integrated fridge freezer, dishwasher and a double oven with electric hob and extractor hood over and a one and a quarter bowl Carron Pheonix black composite sink unit with mixer tap. There is also space for a table and chairs.

Utility Room 5'6" x 5'0" (1.68 x 1.53)

having wall cupboards and work surface and space for washing machine and tumble dryer under.

Cloakroom

with white suite comprising a low flush WC and wash hand basin.

Bedroom Two 14'7" x 8'6" (4.46 x 2.60)

having a window to the rear.

Bedroom Three 11'10" x 8'6" (3.62 x 2.60)

with a window to front.

Bathroom 8'11" x 6'8" (2.73 x 2.05)

having a white suite comprising a panel bath, wash hand basin, low flush WC and separate shower cubicle.

Master Bedroom 16'9" x 11'7" (5.11 x 3.54)

On the top floor there is a good sized master bedroom with 4 full length mirror fronted wardrobes.

Dressing Area 7'10" x 5'10" (2.41 x 1.79)

having a Velux roof light.

En-suite shower room

with a Velux roof light and a white suite comprising a low flush WC, wash hand basin and shower cubicle.

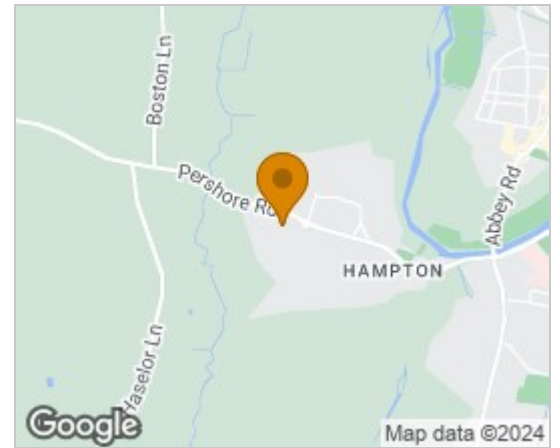
Outside

the front garden has a paved path to the front door bordered by a low hedge. A brick paved driveway provides off road parking for three cars and gives access to the Detached Garage: with an up and over door, light and electric sockets. The enclosed rear garden has two patio areas, shrubs, borders and gated pedestrian access to the front.

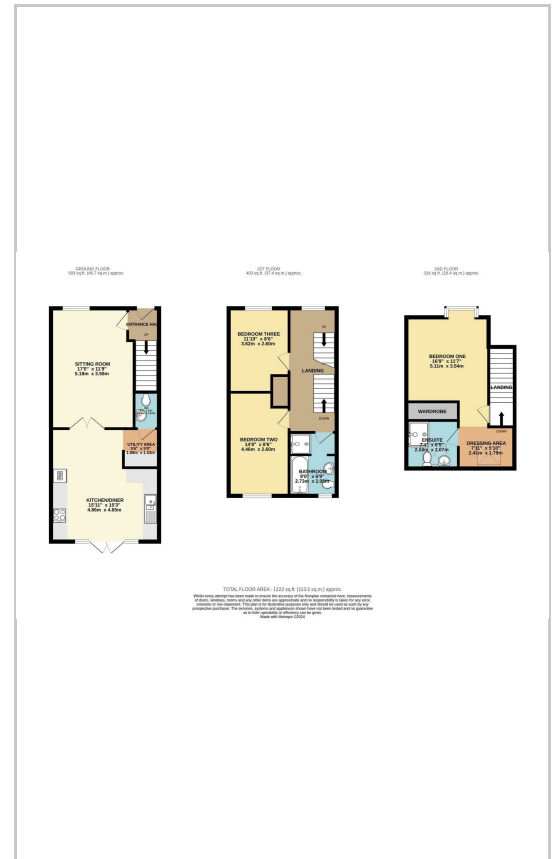
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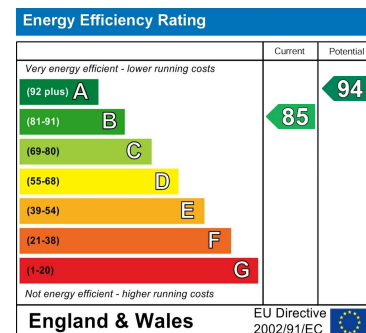
Area Map



Floor Plans



Energy Efficiency Graph



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