



Leggett & James

The Vale of Evesham Property Experts



2 Aspen Close

Evesham, Worcestershire, WR11 1YY

Asking Price £350,000



An opportunity to put your own mark on a four bedroom detached family home, in one of Evesham's most popular areas. Benefitting from large living space and an excellently-sized garden, this property is located close to all local amenities and must be viewed to appreciate all that is on offer.



An obscure double glazed front door opens to:

Entrance Hall

having a telephone point and stairs to the first floor.

Sitting Room 16'0" x 12'8" (4.90 x 3.87)

with a double glazed bay window to the front, panel radiator, television point and gas feature fire.

Kitchen 11'0" x 7'6" (3.36 x 2.31)

having a double glazed window to the rear, the kitchen is fitted with a range of wall and base units with work surfaces over, sink with drainer and mixer tap, tiled splashback, space for a cooker, dishwasher and fridge, and a panel radiator.

Utility 11'0" x 7'8" (3.36 x 2.36)

with a double glazed window to the rear, a double glazed door to the rear, the utility has a range of wall and base units with work surface over, sink with drainer, tiled splashback, space for a fridge and freezer, space and plumbing for a washing machine and a panel radiator.

Cloakroom

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

Study 11'0" x 8'1" (3.36 x 2.48)

having double glazed sliding doors to the rear and a panel radiator.

Dining Room 15'4" x 7'8" (4.68 x 2.36)

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

First Floor Landing

having access to the airing cupboard and to the loft which is boarded.

Bedroom One 12'0" x 11'3" (3.67 x 3.43)

with a double glazed window to the front, panel radiator, fitted double wardrobe and a door to the En Suite: having an obscure double glazed window to the front, radiator, shower cubicle and a pedestal wash hand basin in a vanity unit.

Bedroom Two 13'3" x 7'8" (4.05 x 2.36)

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

Bedroom Three 9'1" x 8'11" (2.79 x 2.74)

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

Bedroom Four 8'11" x 6'6" (2.74 x 2.00)

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

Bathroom 6'5" x 6'3" (1.97 x 1.91)

having an obscure double glazed window to the side, radiator and a suite comprising a low level WC, pedestal wash hand basin and panel bath

Outside

To the front of the property is a path leading to the front door, a tarmac area for off road parking, an area laid to lawn that also wraps around the side and wide gated access to the rear garden.

The enclosed rear garden benefits from a wide patio area , an area laid to lawn, gravelled area and a handy covered storage area to the side.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

