



# Leggett & James

The Vale of Evesham Property Experts



## 67 Elm Road

Evesham, Worcestershire, WR11 3DR

Price Guide £350,000



Fantastic opportunity to purchase a large family home boasting an enviable rear garden and being conveniently placed to all of Evesham's local amenities.



## Entrance Hall

### Cloakroom

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

### Sitting Room 13'0" x 10'11" (3.97 x 3.33)

with sliding French doors to the rear, two panel radiators, television point, log burner and sky light.

### Kitchen Breakfast Room 11'10" x 9'4" (3.61 x 2.87)

having an obscure double glazed window to the side and a double glazed window to the rear, the kitchen is fitted with a range of wall and base units with work surfaces over, a sink with drainer and mixer tap, space for a fridge freezer, space for a dishwasher, induction hob, electric double oven, radiator and a double glazed skylight window.

### Utility 6'2" x 5'3" (1.90 x 1.62)

with an obscure double glazed window to the side, space and plumbing for a washing machine, panel radiator and extractor fan.

### Dining Room 15'3" x 10'11" (4.67 x 3.33)

having a double glazed bay window to the front and a panel radiator.

### Snug 21'6" x 7'1" (6.57 x 2.16)

having a double glazed bay window to the front, a panel radiator and access to the side of the property.

### First Floor Landing

with a double glazed window to the side, loft access and a panel radiator.

### Bedroom One 15'3" x 10'11" (4.67 x 3.33)

having a double glazed bay window to the front and a panel radiator.

### Bedroom Two 13'0" x 10'11" (3.97 x 3.33)

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

### Bedroom Three 9'9" x 7'6" (2.98 x 2.31)

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

### Bedroom Four 6'3" x 5'10" (1.91 x 1.80)

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

### Bathroom 8'7" x 5'9" (2.63 x 1.76)

with an obscure double glazed window to the side, radiator, pedestal wash hand basin and panel bath with shower over.

### WC

having an obscure double glazed window to the side, low level WC and panel radiator.

### Outside

to the front of the property is a large paved area suitable for off road parking, and side access to the rear garden.

The enclosed rear garden is a real delight and must be viewed to truly appreciate its beauty. It benefits front a long area mainly laid to lawn, established beds, borders and shrubs, large patio area, vegetable patch and a path leading to an outside wooden built building with power and lighting, which would be perfect for an outside office space.

### 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.

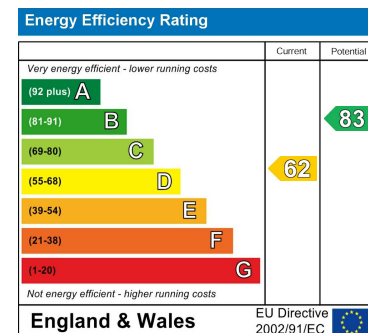
## Area Map



## Floor Plans



## Energy Efficiency Graph



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