



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.

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Area Map



Floor Plans



Energy Efficiency Graph

