



# Leggett & James

The Vale of Evesham Property Experts



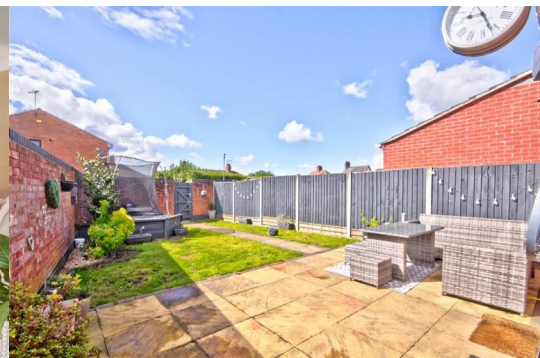
## 81 Briar Close

Evesham, Worcestershire, WR11 4JJ

£265,000



An opportunity to purchase a beautifully-presented three bedroom family home, nestled within the coveted Prince Henry's School catchment area. It is also conveniently situated near a train station with a direct link to London Paddington. This property is a must-view.



An obscure double glazed front door opens to

### Entrance Hall

having a panel radiator.

### Sitting Room

with a double glazed window to the front.

### Kitchen

having a double glazed window to the front and double glazed French doors to the rear, the kitchen is fitted with a range of wall and base units having works surface over, sink with drainer and mixer tap, tiled splashback, gas hob, electric oven, filter hood, panel radiator and a tiled floor.

### First Floor Landing

with access to the loft, panel radiator and airing cupboard.

### Bedroom One

having a double glazed window to the front, panel radiator, fitted wardrobe and a door to the En Suite: with a shower cubicle, low level WC, extractor fan, spotlights, extractor fan and a tiled floor.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

with an obscure double glazed window to the rear, panel radiator and a white suite comprising of low level WC, pedestal wash hand basin in vanity and panel bath with shower over.

### Outside

To the front of the property is a gravelled area, established shrubs, nicely bordered by a dwarf wall. There is also a path leading to the front door. The enclosed rear garden benefits from an area laid to lawn, shrubs, patio area, side area suitable for storage and a path leading to the rear gate, which provides entry to the private gated parking, providing spaces for two vehicles.

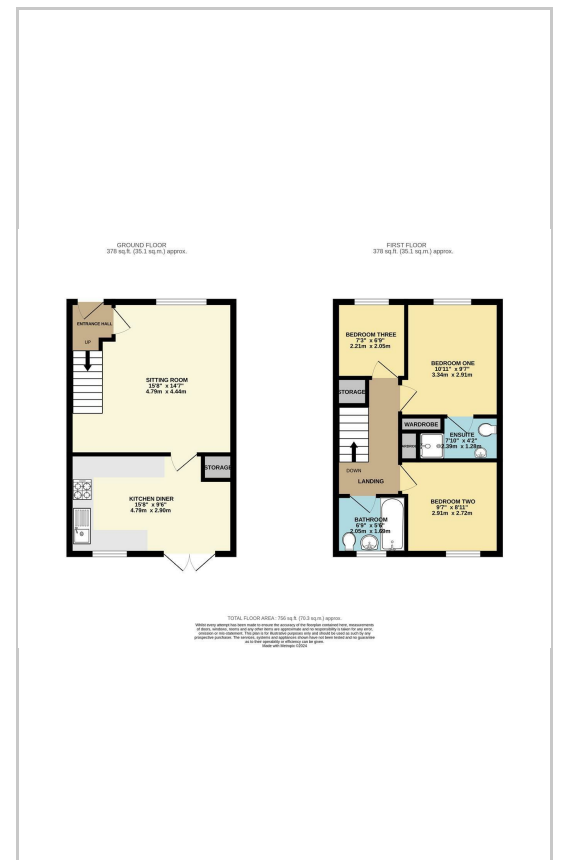
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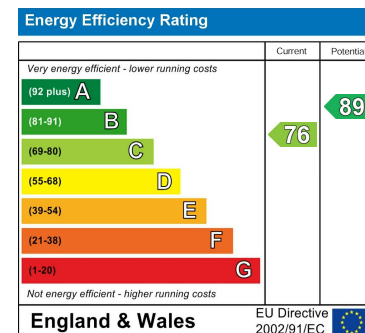
## Area Map



## Floor Plans



## Energy Efficiency Graph



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