



# Leggett & James

The Vale of Evesham Property Experts



## 43 Hamilton Road

Evesham, Worcestershire, WR11 2XE

Asking Price £260,000



\*\*\*NO ONWARD CHAIN\*\*\* An opportunity to purchase a two bedroom semi-detached bungalow on the ever-popular Eastwick Park estate.



An obscure double glazed door to the side, opens to:

### Entrance Hall

having a panel radiator.

### Sitting Room 14'11" x 10'11" (4.56 x 3.33)

having sliding doors to the rear, panel radiator and television point.

### Kitchen 8'11" x 8'1" (2.73 x 2.47)

with a double glazed window to the rear, the kitchen is fitted with a range of wall and base units having work surfaces over, a one and a half bowl sink with drainer and mixer tap, integral washing machine, space for a cooker and panel radiator.

### Bedroom One 11'11" x 10'11" (3.64 x 3.33)

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

### Bedroom Two 8'11" x 7'9" (2.73 x 2.38)

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

### Shower Room

having an obscure double glazed window to the rear, radiator, extractor fan, low level WC, pedestal wash hand basin and shower cubicle.

### Outside

to the front of the property is a gravelled area with established shrubs, a large paved area for off road parking, up and over door opening to the garage and side gate access to the rear garden. The enclosed rear garden benefits from an area laid to lawn, patio area and established shrubs.

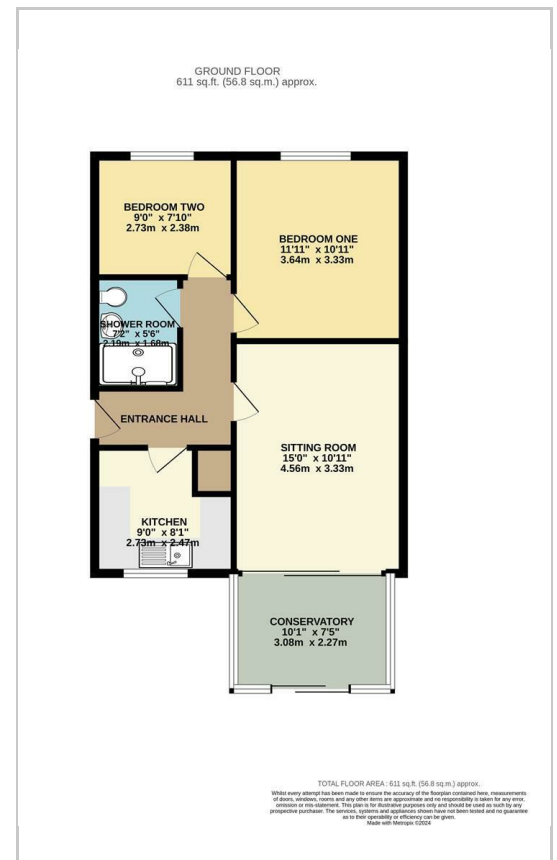
### Referrals

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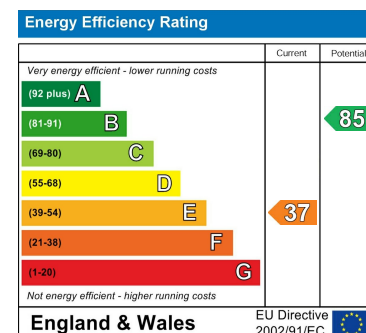
## Area Map



## Floor Plans



## Energy Efficiency Graph



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