



Leggett & James

The Vale of Evesham Property Experts



34 Hughes Close

Harvington, Evesham, WR11 8NZ

Asking Price £425,000



Welcome to Hughes Close, Harvington, Evesham - a charming location that could be the setting for your new home! This beautifully-presented detached family home has excellent living space, four bedrooms, two bathrooms and fantastic rear garden.



An obscure double glazed door opens to:

Entrance Hall

having a panel radiator, telephone point and stairs leading to the first floor.

Cloakroom

with an obscure double glazed window to the side, wash hand basin, low level WC and a tiled floor.

Sitting Room

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

Kitchen

with a double glazed window to the rear and double glazed sliding doors to the rear. The kitchen is fitted with a range of wall and base units with work surface over, a one and a half bowl sink with drainer and mixer tap, integral fridge, space for a dishwasher, five ring gas hob, electric double oven, extractor fan, panel radiator, spotlights and a tiled floor.

Utility

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

First Floor Landing

with access to the loft, airing cupboard and doors leading off.

Bedroom One

having a double glazed window to the front, panel radiator and a fitted wardrobe. Door to the En Suite: with a double glazed window to the rear, extractor fan, heated towel rail, access to the loft, spotlights, shower cubicle, low level WC and pedestal wash hand basin.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

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

Outside

to the front of the property is an area laid to lawn, a large block-paved drive with ample space for off road parking and side-gated access to the rear garden. The enclosed rear garden benefits from an area laid to lawn, patio area and established shrubs.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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