



# Leggett & James

The Vale of Evesham Property Experts



## 38 Watsons Lane

, Evesham, WR11 1GB

£1,200 Per Calendar Month



A newly decorated 3 bedroom semi detached house, set in a cul de sac location. Single garage with tandem parking for 2 cars. Viewing recommended.

Council Tax Band C. EPC Rating C. Deposit Required £1350.



## Hall

with coat hook. Door to

## Cloakroom

With white suite comprising low flush WC and wash hand basin

## Living Room 12'6 x 16'8 (3.81m x 5.08m)

A light airy room with double glazed window to front. Under stairs storage cupboard. Staircase leading to First Floor

## Kitchen Breakfast Room 15'5 x 8'9 (4.70m x 2.67m)

With a range of drawer and cupboard base units with matching wall cupboards over. Integrated fridge freezer. Integrated dishwasher. Electric oven with four ring hob over and extractor hood. Space for breakfast table. French doors opening onto Garden

## Bedroom 1 15'4 x 9'4 (4.67m x 2.84m )

With built in double wardrobe. Window to front. Door to

## En-Suite Shower Room

with white suite comprising, enclosed shower, low flush WC and wash hand basin.

## Bedroom 2 9'0 x 8'2 (2.74m x 2.49m )

With window to rear

## Bedroom 3 8'0 x 6'11 (2.44m x 2.11m )

With window to rear

## Family Bathroom

With white suite comprising panelled bath with shower over, low flush WC and wash hand basin.

## Garden

The rear garden is fully enclosed with patio, lawned area and flower borders.

## Single Garage

With tandem parking for 2 cars on the driveway

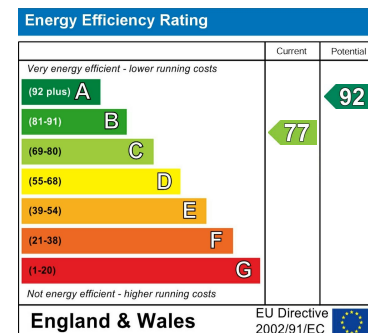
## Area Map



## Floor Plans



## Energy Efficiency Graph



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