



# Leggett & James

The Vale of Evesham Property Experts



## 10 Cornflower Drive

Evesham, Worcestershire, WR11 3ES

Asking Price £275,000



Welcome to Cornflower Drive, Evesham - a charming location for this modern semi-detached house. This property boasts excellent living space, perfect for a family looking for a new home. The property is also being offered with no onward chain.



A double glazed door opens to:

### Entrance Hall

having a tiled floor, panel radiator and stairs to the first floor.

### Cloakroom

with an obscure double glazed window to the front, wash hand basin in vanity, low level WC, tiled floor and a panel radiator.

### Sitting Room 16'0" x 9'11" (4.90 x 3.03)

having a double glazed window to the front, a double glazed window to the rear, two panel radiators and television point.

### Kitchen 16'0" x 13'6" (4.90 x 4.13)

with a double glazed window to the front, a double glazed window to the rear and a double glazed door to the rear. The kitchen is fitted with a range of wall and base units with work surfaces over, sink with drainer and mixer tap, tiled splashback, space for a fridge freezer, space and plumbing for a washing machine, gas hob, electric oven, filter hood, tiled flooring and panel radiator.

### First Floor Landing

having a panel radiator and doors to:

### Bedroom One 19'9" x 9'4" (6.04 x 2.86)

with two double glazed windows to the front, panel radiator and fitted double wardrobe.

### Bedroom Two 11'1" x 7'10" (3.40 x 2.40)

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

### Bedroom Three 7'8" x 6'7" (2.36 x 2.03)

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

### Bathroom

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

### Outside

The recently renovated rear garden benefits from a gravelled area, a large decked area, shed and gated access to the front where the property benefits from off-road parking, an area laid to lawn and a path leading to the front door.

### 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.

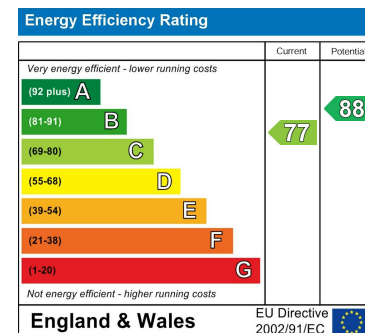
### Area Map



### Floor Plans



### Energy Efficiency Graph



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