



Leggett & James

The Vale of Evesham Property Experts



31 School Road

Evesham, Worcestershire, WR11 2PT

Asking Price £399,950



Welcome to this charming detached house located on School Road in the delightful Hampton area of Evesham. This large property boasts a kitchen and two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious double bedrooms, there is ample space for everyone to enjoy.

The fantastic rear garden is ideal for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon.

Conveniently, there is a garage and ample off road parking available to the front, ensuring you never have to worry about finding a spot after a long day. Additionally, the property is being offered with no onward chain, making the purchasing process smoother and quicker.

With it's ideal location for local amenities, schools and travel links don't miss out on this wonderful opportunity to own a detached house in a sought-after location.



Porch

having glazed doors to the front and a double glazed window to the side.

Entrance Hall

with an obscure double glazed window and door to the front and wall mounted electric heater.

Dining Room

having a double glazed window to the front, wall mounted gas heater, television point and a feature fire place.

Living Room

having double glazed sliding doors to the rear garden, wall mounted electric heater, television point and feature fireplace.

Kitchen

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, tiled splashback, space for a fridge freezer, space for a dishwasher and space and plumbing for a washing machine.

Lobby

having an obscure glazed door to the side accessing the garden and a door to:

Cloakroom

with a glazed window to the side and electric wall heater.

First Floor Landing

with an obscure double glazed window to the side, access to the loft and a useful storage cupboard.

Bedroom One

having a double glazed window to the rear, fitted double wardrobe and electric night storage heater.

Bedroom Two

with a double glazed window to the front, electric night storage heater and a fitted double wardrobe.

Bedroom Three

having a double glazed window to the front, electric night storage heater and a fitted double wardrobe.

Bathroom

with an obscure double glazed window to the rear, pedestal wash hand basin and panel bath. A door opens to the airing cupboard.

WC

having an obscure double glazed window to the side and low level WC.

Outside

To the front of the property is a well maintained area laid to lawn along with some established shrubs. A block paved area allows space for off road parking, access to the garage and side gated access to the enclosed garden. The rear garden benefits from an area laid to lawn, established shrubs and borders and a patio area.

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.

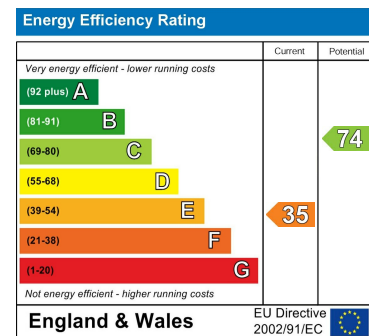
Area Map



Floor Plans



Energy Efficiency Graph



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