



Leggett & James

The Vale of Evesham Property Experts



263 St. Philips Drive

, Evesham, WR11 2RH

Asking Price £225,000



Welcome to this charming 2-bedroom house situated in an ever-popular residential area of Evesham. This home benefits from no onward chain, enabling a smoother and swift purchasing process. The property boasts off road parking for multiple vehicles and a garage, perfect for secure parking or additional storage.

The enclosed garden offers a private outdoor space for relaxation and entertainment. Inside, you'll find a cosy living area, a well-appointed kitchen, and two comfortable bedrooms, ideal for a small family or professionals. Its prime location provides easy access to local amenities, schools, and transport links, making it a perfect choice for your next home.



An obscure double glazed door opens to:

Entrance Hall

with a wood effect door, panel radiator and stairs to the first floor.

Sitting Room 13'8" x 13'6" (4.19 x 4.13)

having a double glazed window to the front, panel radiator, television point and telephone point.

Kitchen 13'8" x 7'6" (4.19 x 2.30)

with a double glazed window to the rear, the kitchen is fitted with a range of wall and base units with work surface 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 with filter hood above, radiator and understairs storage,

First Floor Landing

having access to the loft and a panel radiator.

Bedroom One 10'5" x 10'1" (3.20 x 3.09)

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

Bedroom Two

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

Bathroom

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

Outside

To the front of the property is an area laid to lawn, off road parking for multiple vehicles, and a path leading to the front door and side gated access to the rear garden. The enclosed garden benefits from an area laid to lawn, patio area, established shrubs and a hardstanding suitable for a shed.

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.

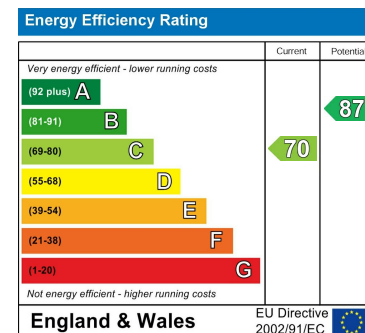
Area Map



Floor Plans



Energy Efficiency Graph



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