



# Leggett & James

The Vale of Evesham Property Experts



## 7 North Road

Evesham, Worcestershire, WR11 3AY

Asking Price £259,950



This traditional terrace town house has been well maintained and looked after by the current owner, who is offering a pleasant and easy to keep family home.

There are three bedrooms and a first floor bathroom, a generous open plan living/dining room, cloakroom and a kitchen breakfast room.

Outside the enclosed rear garden is perfect for easy maintenance, as it is laid down to brick paving and also has the benefit of a detached garage.



### Entrance Hall

The front door opens into the Hall which has stairs to the first floor and a door to:

### Open Plan Living Dining Room 16'6 x 11'4 x 10'5 x 10'3 (5.03m x 3.45m x 3.18m x 3.12m)

having a double glazed bay window to the front, two panel radiators and a useful built in cupboard. Door to:

### Kitchen 15'4 x 9'4 (4.67m x 2.84m)

with a double glazed window to the rear, a panel radiator and fitted with a range of cupboards, drawers and work surfaces. There is a single drainer sink and a four ring gas hob with extractor hood above. Door to:

### Rear Hall

having an obscure glazed door to the rear garden and a cupboard which houses a wall mounted Worcester gas combination boiler. Door to:

### Cloakroom

with an obscure double glazed window to the rear and a white low level WC with a matching wash basin.

### First Floor Landing

having a double glazed window to the front, stairs to the second floor and doors leading off.

### Bedroom Two 10'8 x 8'6 (3.25m x 2.59m)

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

### Bedroom Three 10' x 8' (3.05m x 2.44m)

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

### Bathroom

with an obscure double glazed window to the rear, a panel radiator and a suite comprising a low level WC, pedestal wash basin and panel bath. There is also the benefit of a corner shower with a rainfall head and a wall mounted chrome heated towel rail.

### Second Floor Landing

having a useful store cupboard and a door to:

### Bedroom One 11'9 x 11' (3.58m x 3.35m)

with a double glazed window to the rear, a panel radiator and useful eave storage space.

### Outside

The front garden is enclosed from the street by a low brick wall with a gate and set down to paving.

At the rear, the property enjoys vehicle access with a parking space which also gives access to a detached garage. There is also a gate that opens into the garden which has been laid down to decorative brick paving.

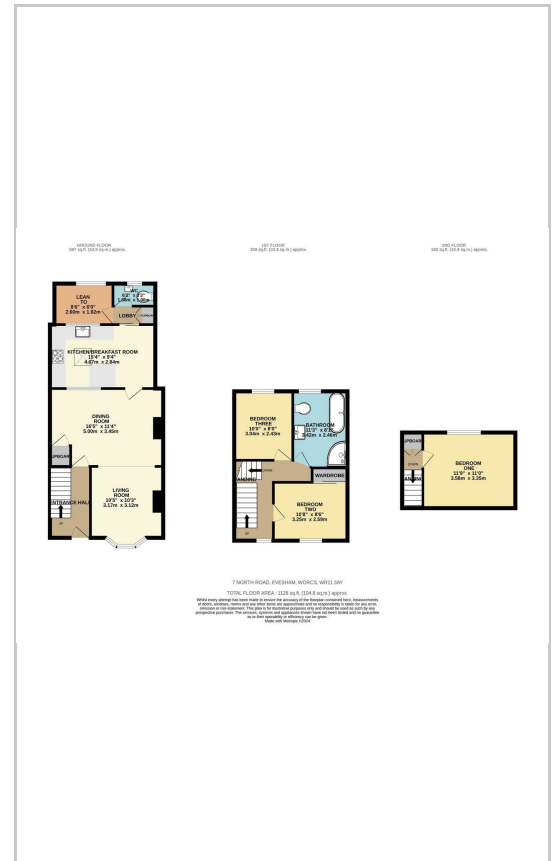
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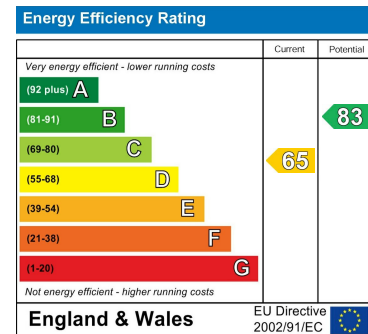
## Area Map



## Floor Plans



## Energy Efficiency Graph



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