



Leggett & James

The Vale of Evesham Property Experts



21 St. Andrew Road

Evesham, Worcestershire, WR11 2NR

Asking Price £325,000



Set in a pleasant residential cul de sac, this detached property enjoys a flexible floorplan with a ground floor bedroom and two other found on the first floor.

Offered in good order throughout there is a living/dining room, conservatory, cloakroom and kitchen.

The property stands in a generous plot with plenty of brick paved off road parking, a detached garage and delightful established gardens that enjoy a favourable westerly facing aspect.



A Upvc multi lever door opens to

Entrance Hall

having a double glazed window to the side, two panel radiators, stairs to the first floor with a useful cupboard below and doors leading off to:

Cloakroom

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

Bedroom One 11'2 x 9'9 (3.40m x 2.97m)

having a double glazed window to the front, panel radiator and a range of fitted cupboards and wardrobes.

Living Room 22'2 x 10'9 (6.76m x 3.28m)

with a double glazed window to the front, TV aerial point, two panel radiators and a decorative fireplace with an inset electric fire. A door opens to the kitchen and double glazed sliding doors open to:

Conservatory 9'3 x 8'8 (2.82m x 2.64m)

this purpose built room enjoys double glazed windows and doors to both the driveway and the garden.

Kitchen 10'9 x 6'4 (3.28m x 1.93m)

having a double glazed window to the rear and fitted with a range of cupboards, drawers and work surfaces along with a single drainer sink, plumbing for a washing machine and a cooker point. There is also a pantry cupboard which houses a wall mounted Worcester gas combination boiler. Door to the Entrance Hall.

First Floor Landing

with access to the loft space via a pull down ladder, an Airing Cupboard with shelving and doors to:

Bedroom Two 12'9 x 8'4 (3.89m x 2.54m)

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

Bedroom Three 9'9 x 6'9 (2.97m x 2.06m)

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

Bathroom

having an obscure double glazed window to the rear and a coloured suite comprising a low level WC, pedestal wash basin and a panel bath.

Outside

The property enjoys a generous plot with plenty of parking on a brick paved driveway which extends along the side of the house with a car port cover. The driveway leads to a Detached Garage, having an up and over door, power, lighting and a side door to the garden.

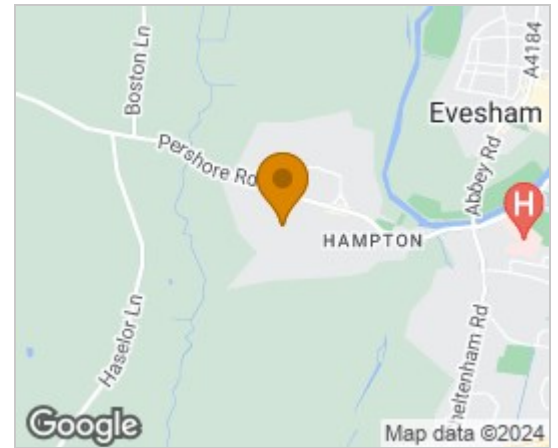
The rear garden offers a pleasing space with a favourable westerly facing aspect which is laid out to lawn and edged by a variety of established borders and shrubs. There is also a useful detached timber shed and a summer house.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

