



Leggett & James

The Vale of Evesham Property Experts



2 Orchard Place

Harvington, Evesham, WR11 8NF

Asking Price £369,950



Orchard Place is found within the well served village of Harvington, which is known for its picturesque surroundings, active friendly community, renowned first school, two local gastro pubs and access to plenty of footpaths and byways, ideal for dog walking, all making it an ideal location for families or those looking for a peaceful retreat.

The property is situated on a generous corner plot, which subject to planning approval, would lend itself perfectly for a substantial extension to the side. The property also offers the luxury of parking for multiple vehicles, including a convenient vehicular entrance to the garden. perfect for storing a motorhome or caravan.

The property is available with No Onward Chain.

Don't miss out on the opportunity to own this delightful property in Orchard Place.

Book a viewing today and envision the potential this lovely home has to offer!



Entrance Porch

An obscure double glazed door with obscure double glazed side panels opens to the Entrance Porch: having a tiled floor, a glazed window and glazed door to:

Entrance Hall

having a panel radiator and stairs to the first floor.

Sitting Room

with a double glazed bay window to the front, panel radiator and television point.

Kitchen

having a double glazed window to the rear, the kitchen is fitted with a range of wall and base units with work surface over, a one and a half bowl sink with drainer and mixer tap, tiled splashback, space for a fridge freezer, space for a dishwasher, electric hob, electric oven, filter hood, panel radiator and leading to the utility.

Utility

with a double glazed window to the rear, there is a range of wall and base units with work surface over, a Belfast sink, space and plumbing for a washing machine and a panel radiator.

Dining Room

having double glazed sliding doors to the rear and a panel radiator.

First Floor Landing

with a double glazed window to the side and access to the loft. Doors lead off to:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

with an obscure double glazed window to the rear, heated towel rail, extractor fan, low level WC, wash hand basin in vanity, panel bath and shower cubicle.

Outside

To the front of the property is an area laid to lawn with an established hedge border and a large paved driveway providing ample off-road parking, along with vehicular access to the rear garden.

The enclosed rear garden benefits from a patio area, an area laid to lawn, summer house, established borders and shrubs, and off road parking.

Referrals

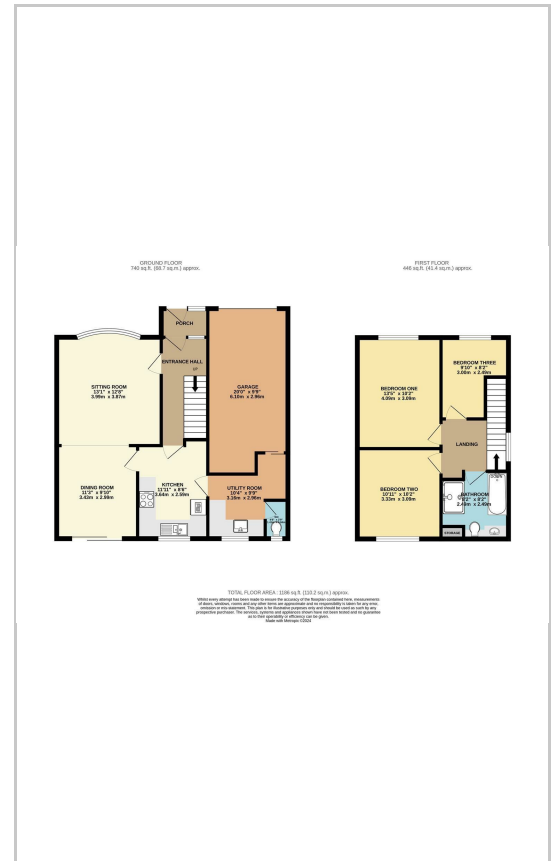
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	