



# Leggett & James

The Vale of Evesham Property Experts



## 69 Kings Road

Evesham, WR11 3BH

Offers Over £200,000



This is a fine example of a spacious period property, in need of some modernisation. The property benefits from a large sitting room/dining area, kitchen, large master bedroom with two further bedrooms and a sizeable family bathroom.



A obscure double glazed door opens to a hallway which in turn leads to:

**Sitting Room**

having a double glazed bay window to the front, television point and wood burner.

**Inner Hall**

with a double glazed window to the side, panel radiator and storage cupboard.

**Kitchen**

having a double glazed window to the rear, a double glazed window to the side, the kitchen is fitted with range of wall and base units with work surfaces over, sink with drainer and mixer tap, tiled splashback, space for fridge freezer, space for dishwasher, space and plumbing for washing machine, gas hob, electric oven, filter hood and tiled floor.

**Dining Room**

with double glazed French doors to the rear and a panel radiator.

**First Floor Landing**

having an obscure double glazed window to the side and doors to:

**Bedroom One**

with two double glazed windows to the front and a panel radiator.

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

having an obscure double glazed window to the rear, panel radiator and a white suite comprising a low level WC, pedestal wash hand basin and a P shaped bath with shower over.

**Outside**

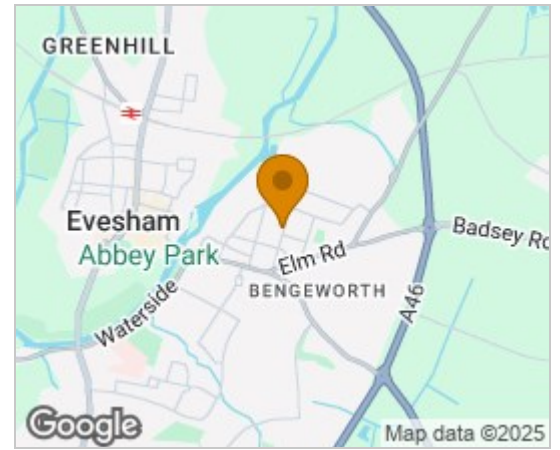
To the front of the property is an iron gate opening to a paved area leading to the front door. There is also a passage providing side gated access to the rear garden.

The enclosed rear garden benefits from a courtyard area, patio area and a large area laid to lawn.

**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.

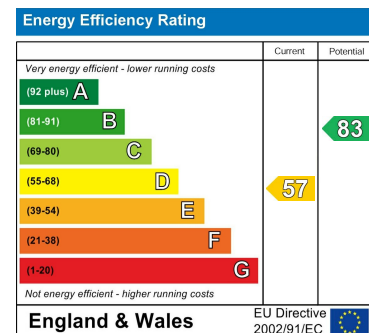
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.