



Leggett & James

The Vale of Evesham Property Experts



4 West Street

Evesham, Worcs, WR11 4AP

Asking Price £180,000



Set in a convenient central town location, this traditional mid terrace house has an inviting frontage and has plenty to offer behind the front door.

There are three first floor bedrooms, along with a living room, separate dining room, kitchen and bathroom on the ground floor.

The property also benefits from double glazing, gas central heating with a combination boiler and a pleasing rear garden with a southerly facing aspect.



Entrance Hall

A multi lever front door opens to the entrance hall, which has doors leading to the living room and dining room.

Living Room 9'6 x 9'6 (2.90m x 2.90m)

Having a window to the front, a panel radiator and a decorative fireplace.

Dining Room 12'9 x 10'9 (3.89m x 3.28m)

With a double glazed window to the rear, panel radiator, inset fitted cupboards and a TV aerial point. A door opens to:

Kitchen 7'1 x 6'8 (2.16m x 2.03m)

Having a double glazed window to the rear garden, fitted cupboards, cooker point and a single drainer sink. Concealed stairs with a useful cupboard below lead to the first floor and an archway opens to a Rear Hall: with a double glazed door to the rear garden and a door to:

Bathroom

Having a double obscure glazed window to the rear and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath.

Landing

With access to the loft space and doors leading off to:

Bedroom One 13' x 9'9 (3.96m x 2.97m)

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

Bedroom Two 10'9 x 9'7 (3.28m x 2.92m)

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

Bedroom Three 10'2 x 6'9 (3.10m x 2.06m)

Having a double glazed window to the rear, a panel radiator and a cupboard which houses a wall mounted gas combination boiler.

Outside

The property to the front is set behind a low brick wall, with a gate opening from the street.

At the rear is a pleasant enclosed garden area that enjoys a favourable southerly facing aspect. This area is paved with a timber built canopy for outdoor seating along with a useful wooden shed. There is also a useful gated rear pedestrian access.

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.

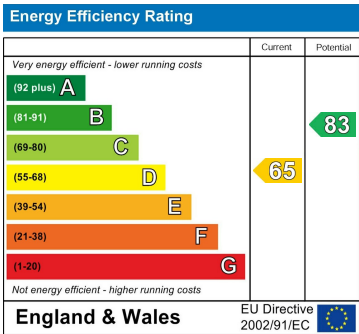
Area Map



Floor Plans



Energy Efficiency Graph



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