



# Leggett & James

The Vale of Evesham Property Experts



## 171 Pershore Road

Evesham, Worcestershire, WR11 2NB

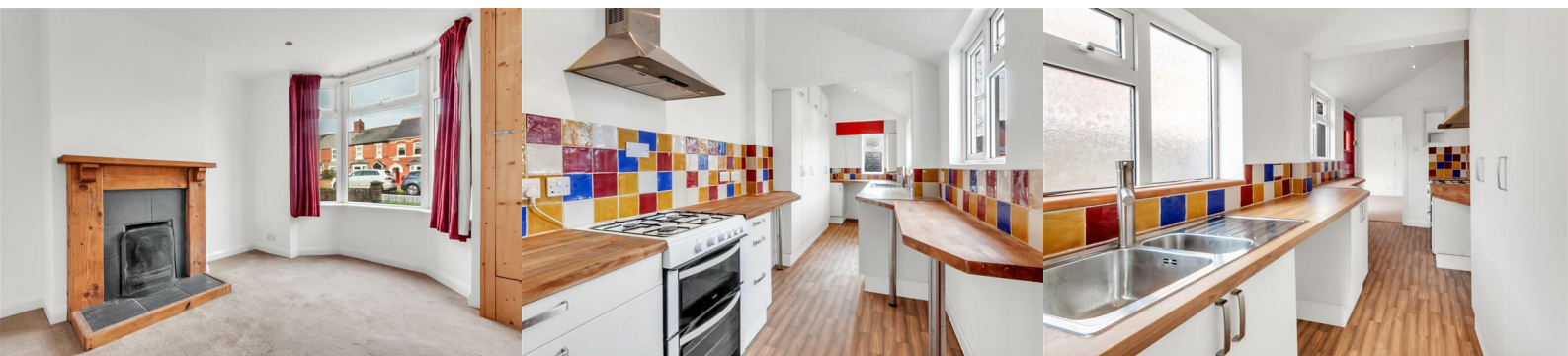
Asking Price £270,000



This superb example of a Victorian style 'villa' has much to offer and is presented in excellent order by the current owner.

The property has generous accommodation set on three floors, with three double bedrooms, a living room, sitting room and kitchen, whilst at the rear is a garden enjoying a favourable westerly facing aspect and a detached double garage.

Available with no onward chain, this property will not disappoint and viewing is recommended to appreciate all that it has to offer.





Entrance Hall

having a staircase to the first floor, panel radiator, telephone point, a decorative quarry tiled floor and doors to:

Living Room 10'5 x 10'3 (3.18m x 3.12m)

with a double glazed bay window to the front, a panel radiator, TV aerial point and a feature fireplace with a decorative wooden surround.

Sitting Room 12'7 x 10'5 (3.84m x 3.18m)

with a double glazed window to the rear, a quarry tiled floor, panel radiator, a useful understairs cupboard and a decorative brick built fireplace with an inset multi fuel burning stove. Door to:

Kitchen 19'6 x 6'2 (5.94m x 1.88m)

having double glazed windows to the rear and a stable style door to the rear garden. The kitchen offers a range of fitted cupboards, drawers and wood work surfaces, a ceramic sink with a mixer tap, space for a cooker with an extractor hood above. There are also spaces and plumbing for a washing machine, dishwasher and a fridge. There is also a wall mounted Worcester gas combination boiler.

First Floor Landing

with a double glazed window and doors to:

Bedroom Two 12'9 x 8'1 (3.89m x 2.46m)

with a double glazed window to the rear, inset ceiling spotlights and a panel radiator.

Bedroom Three 10'5 x 9'6 (3.18m x 2.90m)

with a double glazed window to the front, inset ceiling spotlights and a panel radiator.

Bathroom

with a double glazed window to the rear, a chrome rack radiator and inset ceiling spotlights. The white suite comprises a low level WC, a pedestal wash basin and a shaped bath with a glass splash screen and a multi head shower.

Further Stairs to the Second Floor

Bedroom One 13'6 x 13'4 (4.11m x 4.06m)

with two velux style windows, two panel radiators and inset ceiling spotlights.

Outside

The front of the property is set behind a low brick wall with a gate and a pathway to the front door.

At the rear of the property is an enclosed garden which enjoys a favourable southerly facing aspect. The garden is laid out mainly to lawn, which stretches away from the property. The property enjoys a rear access where a Tandem Double Garage: 22'8 x 11'5 with an up and over door, power and lighting.

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.

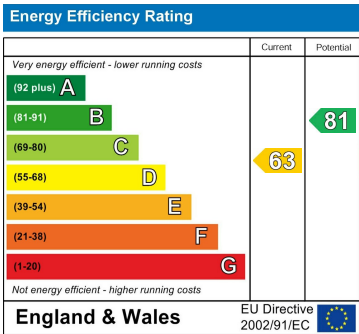
Area Map



Floor Plans



Energy Efficiency Graph



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