



Leggett & James

The Vale of Evesham Property Experts



1 Merstow Place

Evesham, Worcestershire, WR11 4AZ

Asking Price £190,000



Well presented throughout, this two bedroom cottage is ideally located close to the town centre and Waitrose. The property offers accommodation comprising a kitchen diner, living room, two double bedrooms and a bathroom. There is gas heating, double glazing and an enclosed courtyard garden with a southerly aspect.



A modern composite front door opens to:

Kitchen Diner

having double glazed windows to the front and rear, a ceramic tiled floor and a further double glazed door to the rear garden. The stylish refitted 'Magnet' kitchen enjoys a range of fitted cupboards, drawers and work surfaces with decorative tiled returns, a single drainer sink unit along with plumbing for a washing machine, a four ring electric cooker hob with a brushed steel extractor hood above and oven below. There is also a panel radiator and doors leading to the living room and concealed staircase.

Sitting Room

with a double glazed window to the front and double glazed windows to the rear courtyard, a panel radiator, television point and a decorative cast iron fire surround.

First Floor Landing

having a double glazed window to the front and doors to:

Bedroom One

with double glazed windows to the front and rear, panel radiator and a useful store cupboard.

Bedroom Two

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

Bathroom

with an obscure double glazed window to the rear, panel radiator, fully tiled walls and a modern white suite comprising a low level WC, pedestal wash hand basin and a panel bath with a hot water shower. The airing cupboard houses shelving and a wall mounted gas combination boiler

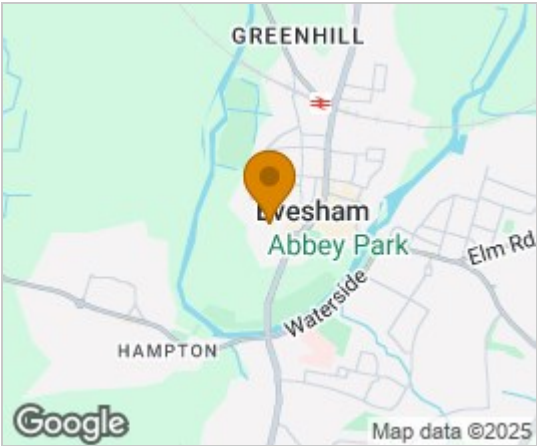
Outside

the property fronts directly onto Merstow Place, whilst to the rear is an enclosed courtyard garden, which enjoys a patio area and a southerly facing rear aspect. There is also a brick built store and a further covered and enclosed store space.

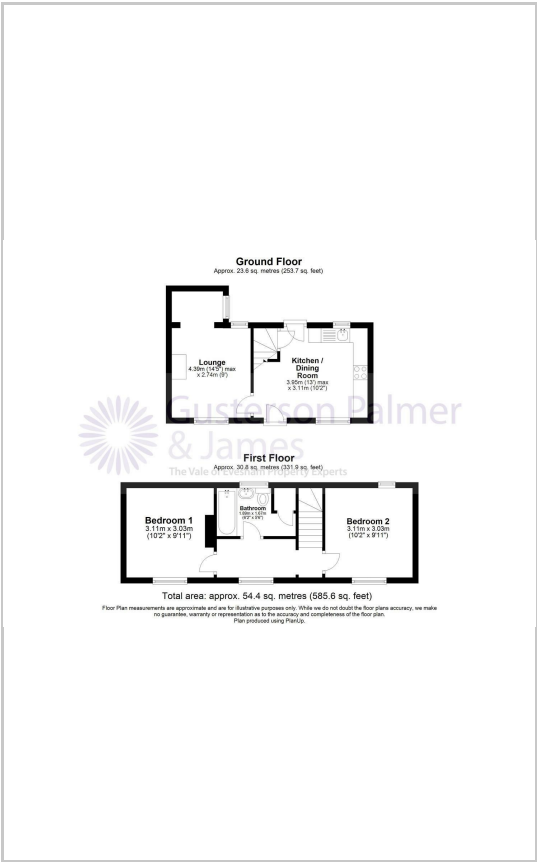
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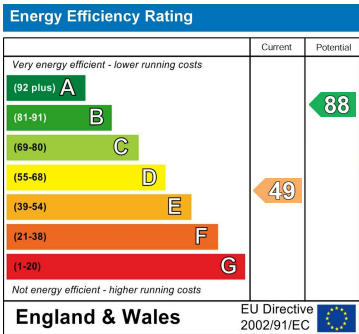
Area Map



Floor Plans



Energy Efficiency Graph



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