



# Leggett & James

The Vale of Evesham Property Experts



## 129 Kings Road

, Evesham, WR11 3BU

Asking Price £215,000



This beautifully refurbished end-terrace house offers a delightful blend of modern living and classic appeal. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a comfortable retreat.

As you enter, you are greeted by a welcoming reception room that exudes warmth and character, making it an ideal space for relaxation. The modern fitted kitchen, which boasts contemporary fixtures and ample storage, has access to the garden which creates a great space for entertaining guests.

The stunning bathroom has been thoughtfully designed, providing a serene space to unwind after a long day. Throughout the property, you will find it well presented, with tasteful décor and quality finishes that reflect the care and attention that has gone into the refurbishment.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process.



An obscure double glazed front door opens to:

Entrance Hall

Having wood laminate flooring, a feature radiator, stairs to the first floor and a door to:

Living Room 15'3 x 11'3 (4.65m x 3.43m)

Having a double glazed bay window to the front, wood laminate flooring, radiator, feature fireplace with an oak shelf over the top, useful under stairs cupboard with wood laminate flooring and a light and a door to:

Kitchen Diner 14'0 x 6'11 (4.27m x 2.11m)

Having double glazed windows to the rear, a double glazed door to the garden, wood laminate flooring and a feature radiator. The kitchen is fitted with a modern selection of wall and base units with solid oak work surfaces and tiled returns. There is a sink with drainer, built in electric oven with electric hob and extractor hood over and spaces for a fridge freezer and a dishwasher.

Outhouses

A Utility Cupboard houses the newly fitted gas fired combination boiler, has spotlights and has space and plumbing for a washing machine. A separate WC has a spotlight and a white suite that comprises of a low level WC and wall mounted wash hand basin.

First Floor Landing

Having a skylight that floods the landing with natural light, access to loft space and doors to:

Bedroom One 14'3 x 11'3 (4.34m x 3.43m)

Having a double glazed bay window to the front, radiator, telephone point and feature fireplace.

Bedroom Two 11'0 x 7'10 (3.35m x 2.39m)

Having a double glazed window overlooking the garden to the rear, providing unobscured views of the sunset, and a radiator.

Bathroom

This stunningly refurbished bathroom has an obscure double glazed window to the rear, tiled floor, radiator towel rail and an extractor fan. The contemporary white suite comprises of a dual flush low level WC, vanity wash hand basin with cupboards below and a light up mirror over and a shaped bath with mains raindrop shower over with handheld shower attachment.

Outside

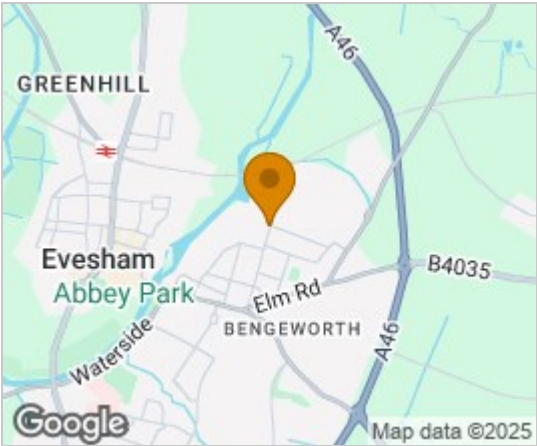
The front garden is enclosed by a wooden picket fence with gate that opens to a brick paved path to the front door. The attractive fore garden has a variety of shrubs planted in a border covered by warm orange Cotswold stone chippings. The rear garden has a paved seating area that sits under a timber pergola with lights that provide a beautiful atmosphere for alfresco dining. The seating area steps down to an area of lawn with gated pedestrian access to the side. There are a couple of outbuildings that contain the Utility Cupboard and a WC.

Agents Note - There are interlinked smoke alarms in the entrance hall and on the first floor landing, whilst the consumer unit has been replaced and recent gas and electrical safety certificates are available.

Referrals

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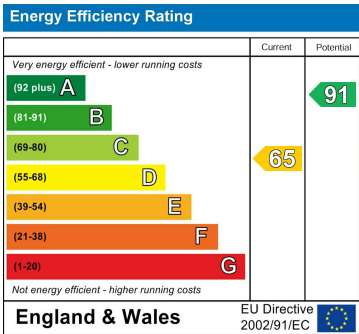
Area Map



Floor Plans



Energy Efficiency Graph



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