



# Leggett & James

The Vale of Evesham Property Experts



## 32 St. Margarets Road

Evesham, Worcestershire, WR11 2GD

Asking Price £292,500



Located in this ever-popular area of Evesham, this detached house on St. Margarets Road presents an excellent opportunity for families and individuals alike.

Its chain-free status ensures a smooth and straightforward purchasing process, allowing you to settle into your new home without unnecessary delays.

Situated close to local schools and amenities, this residence is ideally located. Evesham is known for its rich history and beautiful surroundings, making it a delightful place to call home.





An obscure double glazed door opens to:

Entrance Hall

having a panel radiator and stairs to the first floor.

Sitting Room

with a double glazed window to the front, panel radiator, television point and feature fire.

Kitchen

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

First Floor Landing

with an obscure double glazed window to the side, access to the loft and airing cupboard. Doors to:

Bedroom One

having a double glazed window to the front, panel radiator, fitted wardrobe and a door to the En Suite: with an obscure double glazed window to the front, panel radiator, shower cubicle, extractor fan, low level WC and wash hand basin.

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 side, panel radiator, extractor fan, low level WC, pedestal wash hand basin and a panel bath.

Outside

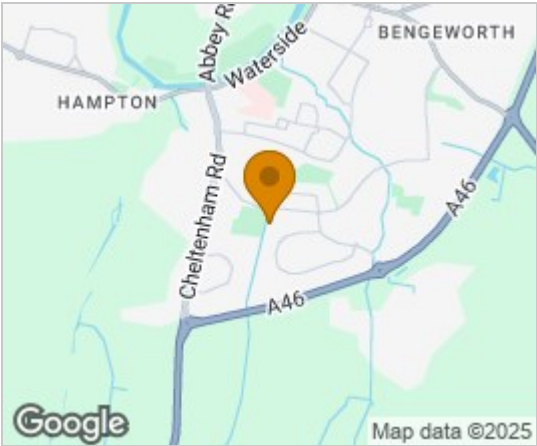
to the front of the property is an area laid to lawn and a large block paved area providing off road parking for a number of vehicles.

The enclosed rear garden benefits from an area laid to lawn, a block paved patio area and access to the garage.

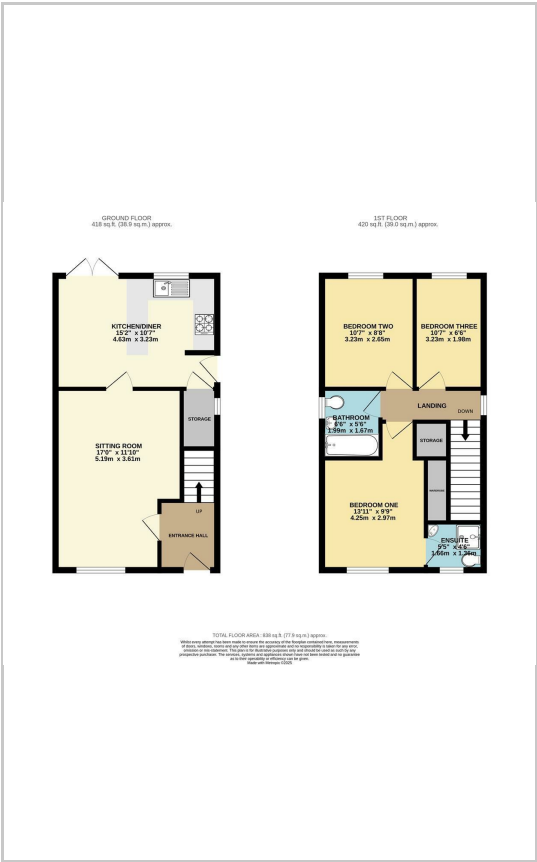
Referrals

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.

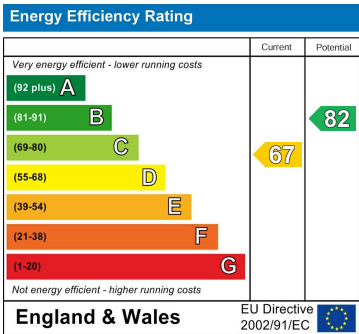
Area Map



Floor Plans



Energy Efficiency Graph



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