



Leggett & James

The Vale of Evesham Property Experts



3 Boat Lane

Evesham, Worcestershire, WR11 4BP

Asking Price £229,950



This delightful terraced house presents an excellent opportunity for both families and investors alike.

The property boasts two reception rooms, perfect for entertaining guests. The kitchen has a utility room off it and there is a convenient ground floor bathroom that boasts a shower cubicle as well as a bath, whilst the three well-proportioned bedrooms provide ample space for relaxation and rest.

One of the standout features of this property is the southerly facing garden, which invites an abundance of natural light throughout the day. Additionally, the property offers off-road parking, a rare find in such a central location, along with permit parking for added convenience.

With its convenient town centre location, residents will enjoy easy access to a variety of local amenities, shops, and transport links. With no onward chain, this home is ready for immediate occupation, allowing you to settle in without delay.



An obscure glazed door opens to the Entrance Porch, with obscure glazed windows and an obscure double glazed door to:

Living Room 12'0 x 12'0 (3.66m x 3.66m)

Having a double glazed window to the front, an electric feature fire, television point and a door to:

Dining Room 12'0 x 8'10 (3.66m x 2.69m)

Having a double glazed door to the garden, laminate floor, telephone point, stairs to first floor with useful storage cupboard below and an opening to:

Kitchen 7'3 x 6'10 (2.21m x 2.08m)

Having double glazed windows to the side. The kitchen is fitted with a selection of wall and base unite with work surfaces over and tiled returns. There is a one and a half bowl sink unit, electric oven with electric hob, space for a dishwasher and opening to:

Utility Room 7'2 x 5'1 (2.18m x 1.55m)

Having an obscure double glazed window to the side, a selection of wall and base units with work surfaces over and spaces for a fridge freezer, washing machine and tumble dryer. A door opens to:

Ground Floor Bathroom 9'7 x 6'4 (2.92m x 1.93m)

Having obscure double glazed windows to the side and rear, spotlights, extractor fan, wall mounted electric heater and a white suite comprising of a low level WC, his and hers vanity wash hand basins, a corner spa bath and a separate shower cubicle.

First Floor Landing

Having doors to Bedroom One and Two and a door to stairs to the second floor bedroom.

Bedroom One 12'0 x 8'1 min (3.66m x 2.46m min)

Having a double glazed window to the front and built in wardrobes either side of the chimney breast.

Bedroom Two 9'8 x 9'2 (2.95m x 2.79m)

Having a double glazed window to the rear and airing cupboard over the stairs.

Bedroom Three 21'4 x 10'10 min (6.50m x 3.30m min)

Having double glazed windows to the front and rear, skylight to the rear, laminate floor, built in wardrobes to either side of the chimney breast and a dressing table.

Outside

The front garden is laid to paving with a wrought iron gate and dwarf wall. The rear garden has a pleasing southerly aspect with a paved seating area with a palm tree that provides some welcome shade. An area of lawn leads to a gate that opens to an area of off road parking for one vehicle. Further parking is available in the road and is subject to a parking permit which the property has the option to apply for up to one resident permit and two visitors permits that are available from Wychavon at £40 a year per permit.

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.

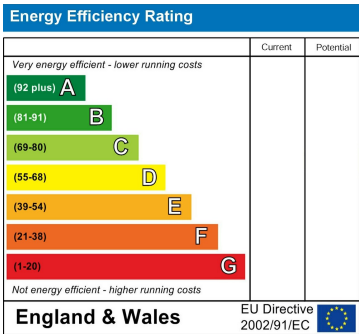
Area Map



Floor Plans



Energy Efficiency Graph



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