



Leggett & James

The Vale of Evesham Property Experts



6 Pippin Croft

Evesham, Worcestershire, WR11 2AF

Asking Price £285,000



This superb example of a three bedroom semi detached house, enjoys a great corner plot with a southerly facing rear aspect. Offering all that you would expect from an energy efficient modern home, the accommodation also has a living room, an open plan kitchen diner, cloakroom, off road parking and a garage.

Viewing is highly recommended to appreciate the cul de sac location and all that this property has to offer.



Entrance Hall

A multi lever front door opens to the hall, with a panel radiator, stairs to the first floor and doors to:

Cloakroom

having an obscure double glazed window to the front, a ceramic tiled floor, panel radiator and a modern white suite comprising a low level WC and a matching wash basin.

Living Room 17'2 x 12'4 (5.23m x 3.76m)

with a double glazed window to the front, TV connection, two panel radiators and a door to:

Kitchen Dining Room 15'5 x 9'7 (4.70m x 2.92m)

with a double glazed window to the rear, a ceramic tiled floor and fitted with a stylish modern range of cupboards and drawers, work surfaces with a single drainer unit. There is a four ring gas cooker hob with an extractor hood above and a raised oven, an integral fridge and freezer along with space for a washing machine and a useful built in store cupboard.

Twin double glazed doors open to the rear garden.

First Floor Landing

having access to the loft and doors to:

Bedroom One 14' max x 10'4 (4.27m max x 3.15m)

having a double glazed window to the front, a panel radiator and a range of fitted wardrobes with sliding mirror doors. Door to Ensuite: having an obscure double glazed window to the front, a panel radiator and a modern white suite comprising a low level WC, a pedestal wash basin and a shower with a glass entry door and an electric shower.

Bedroom Two 9'6 x 8'9 (2.90m x 2.67m)

with a double glazed window to the rear, a panel radiator and a fitted double wardrobe.

Bedroom Three 9'6 x 6'4 (2.90m x 1.93m)

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

Bathroom

with an obscure double glazed window to the side and fitted with a modern white suite comprising a low level WC, pedestal wash basin and a panel bath with a tiled surround a shower mixer tap and a glass splash screen.

Outside

The property enjoys a corner position within a cul de sac and has a driveway to the side that creates off road parking for a number of vehicles whilst also giving access to the Garage: 16' x 8' having an up and over door, power, lighting and a side access to the rear garden.

The rear garden enjoys a favourable southerly facing aspect and laid out to lawn with a patio.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

