



# Leggett & James

The Vale of Evesham Property Experts



## 60 St Catherines Road

Evesham, Worcestershire, WR11 2GE

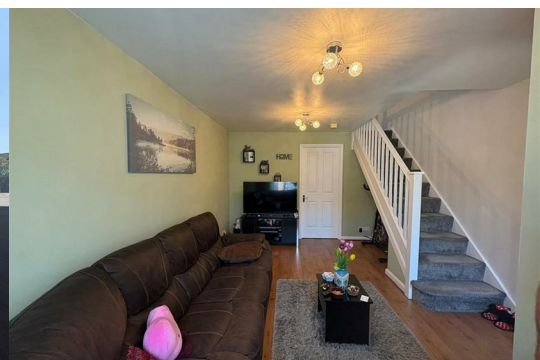
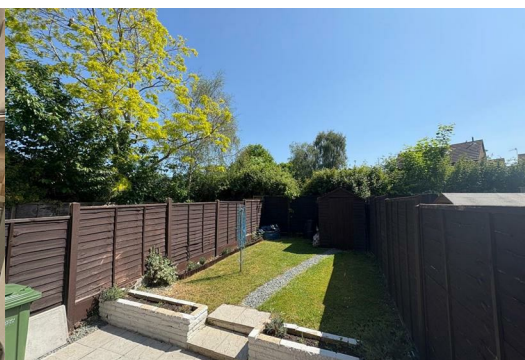
Asking Price £220,000



This is a superb example of a modern two bedroom semi detached house, which also enjoys a great secluded rear garden.

The property has been well maintained and updated by the current owner, including the addition of a new central heating boiler. There are two double bedrooms with a living room, bathroom and a pleasing kitchen dining room.

Viewing is highly recommended to appreciate all that is on offer with this ready to go home.





Entrance Hall

A upvc multi lever door opens from the front, with a panel radiator and a further door to:

Living Room 16'2 x 11'7 (4.93m x 3.53m)

having a double glazed window to the front, two panel radiators, TV and telephone points, along with stairs to the first floor. Door to:

Kitchen Dining Room 11'6 x 10'9 (3.51m x 3.28m)

with a double glazed window and door to the rear garden, inset ceiling spotlights, panel radiator and a ceramic tiled floor. The kitchen is well equipped with a modern range of cupboards, drawers and work surfaces, with a single drainer sink and a cooker point.

There is also found in a concealed cupboard a wall mounted 'Ideal' gas combination boiler.

First Floor Landing

with access to the loft space and a useful built in linen cupboard. Doors to:

Bedroom One 11'7 x 8'11 (3.53m x 2.72m)

having a double glazed window to the front, a panel radiator, TV and telephone connections, a useful store cupboard and a double in double wardrobe.

Bedroom Two 11'7 x 8'2 (3.53m x 2.49m)

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

Bathroom

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

Outside

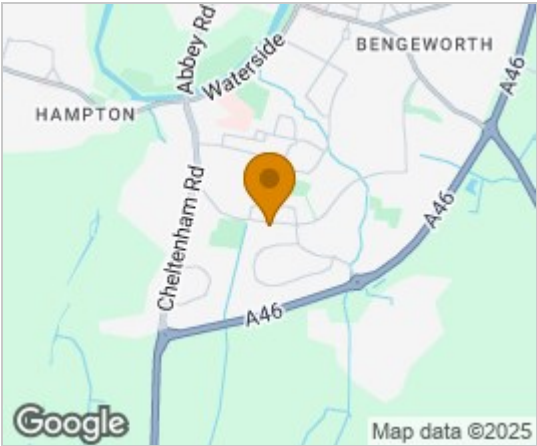
The property enjoys an allocated parking space and there is also a further area of stone laid parking the owner has created from the front garden. A side access leads to a gate that opens to the rear garden, which is enclosed by wood panel fencing and laid out to lawn and a paved patio. The rear garden benefits from a secluded position, making it the perfect place to relax and entertain.

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

