



Leggett & James

The Vale of Evesham Property Experts



15 Hazel Avenue

, Evesham, WR11 1XT

Guide Price £315,000



WELL PRESENTED THREE BEDROOM FAMILY HOME WITH GARAGE, DRIVEWAY & LOW MAINTENANCE LANDSCAPED REAR GARDEN

This superb three bedroom link-detached family home is well presented throughout and boasts a modern kitchen & bathroom, useful garage & driveway and a sociable kitchen diner to the rear, overlooking the peaceful rear garden.

As you approach the property you will find a driveway for multiple vehicles leading to the garage and front door of the home.

The well presented ground floor comprises: entrance porch, entrance hall, family lounge, kitchen diner.

The first floor comprises: first floor landing, three well proportioned bedrooms and the modern family bathroom.



Entrance Porch

A useful barrier between the home and the outdoors, the entrance porch has a door opening into the entrance hall.

Entrance Hall

The welcoming entrance hall has a door offering access to the living room, panel radiator and stairs rising to the first floor.

Living Room 15'0 x 12'0 (4.57m x 3.66m)

The stunning family lounge has a feature media wall with built in electric fireplace and a double glazed window to the front aspect.

Kitchen Diner 15'0 x 10'0 (4.57m x 3.05m)

The modern and sociable kitchen diner has a double glazed window and sliding double glazed doors to the rear aspect and a panel radiator. The kitchen consists of a range of wall and base units, sink with drainer, built in fridge freezer, electric oven & hob and built in washer dryer.

Garage 17'1 x 8'0 (5.21m x 2.44m)

The useful garage has light, power, an 'up and over' garage door and personnel door to the rear making transporting goods from the front of the property to the rear garden incredibly easy.

First Floor Landing

The first floor landing has doors offering access to all three well proportioned bedrooms, the family bathroom and storage cupboard. The space is light and airy with a double glazed window to the side aspect.

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

Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobe.

Bedroom 2 10'0 x 8'0 (3.05m x 2.44m)

Generous bedroom with double glazed window to the rear aspect, panel radiator and storage cupboard.

Bedroom 3 9'0 x 6'1 (2.74m x 1.85m)

Generous bedroom with double glazed window to the front aspect and panel radiator.

Bathroom 6'1 x 6'0 (1.85m x 1.83m)

The modern family bathroom has a double glazed window the rear and heated towel rail. The suite consists of a low level WC, band wash basin and bath.

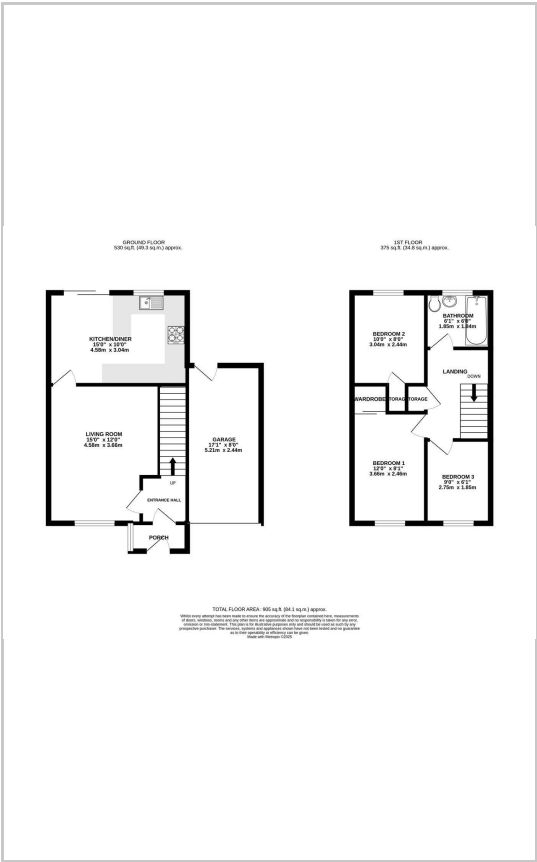
Referrals

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.

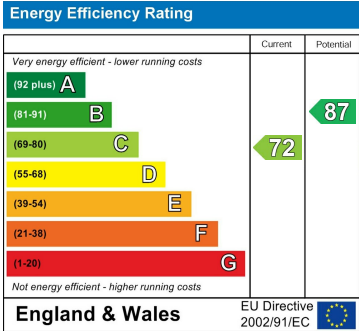
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.