



**Leggett
& James**

The Vale of Evesham Property Experts



12 Cedar Walk

Offenham, Evesham, WR11 8SZ

Asking Price £235,000



This great example of a modern two bedroom semi detached house enjoys an enviable position overlooking a protected greenspace at the front.

The accommodation provides all you would expect with a cloakroom, a well equipped kitchen, living room, two double bedrooms and a bathroom.

Outside provides plenty of off road parking and a landscaped garden at the rear, which has been designed to provide a pleasant space for outside entertaining.

Viewing of this well kept home is highly recommended to appreciate all that is on offer.



Entrance Hall

with a panel radiator, storage cupboard that also houses a wall mounted 'Ideal' gas combination boiler and doors to the kitchen and cloakroom:

Cloakroom

having a modern white suite comprising a dual flush W/C, pedestal wash hand basin and an extractor fan.

Kitchen 8'9" x 6'3" (2.67m x 1.91m)

with a double glazed window to the front and fitted with a modern range of gloss fronted cupboards and drawers with work surface, a sink with drainer and mixer tap, space and plumbing for a washing machine, a gas hob with a stainless steel splash plate, filter hood over and an electric oven below.

Living Room 15'7" x 12'9" (4.75m x 3.89m)

having twin double glazed doors to the rear garden, a double glazed window to the side, two panel radiators, TV point, telephone point and stairs leading to the first floor.

First Floor Landing

with access to the loft space and doors leading to:

Bedroom One 10'4" x 8'9" (3.15m x 2.67m)

having two double glazed windows to the front, TV point, a panel radiator and a range of fitted wardrobes set along one wall.

Bedroom Two 12'9" x 10'4" (3.89m x 3.15m)

with two double glazed windows to the rear, storage cupboard and a panel radiator.

Bathroom

having an obscure double glazed window to the side and fitted with a modern white suite comprising a dual flush W/C, pedestal wash hand basin and bath with shower and a stylish tiled surround.

Outside

the property enjoys a pleasant plot with an area of front garden that leads up to the front door and a driveway to the side that provides off road parking for several vehicles. From the driveway a gate opens to the rear garden, which offers a generous amount of space and has been landscaped to offer an area of lawn all edged by decorative paving that creates a patio at the rear of the house, a path and sun terrace.

Referrals

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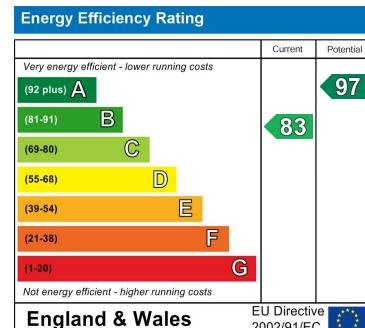
Area Map



Floor Plans



Energy Efficiency Graph



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