



Leggett
& James

The Vale of Evesham Property Experts



38 Watsons Lane

, Evesham, WR11 1GB

£1,250 Per Calendar Month



A recently decorated 3 bedroom semi detached house, set in a cul de sac location. Single garage with tandem parking for 2 cars. Viewing recommended.

Council Tax Band C. EPC Rating C. Deposit Required £1350.



Hall

with coat hook. Door to

Cloakroom

With white suite comprising low flush WC and wash hand basin

Living Room 12'6 x 16'8 (3.81m x 5.08m)

A light airy room with double glazed window to front. Under stairs storage cupboard. Staircase leading to First Floor

Kitchen Breakfast Room 15'5 x 8'9 (4.70m x 2.67m)

With a range of drawer and cupboard base units with matching wall cupboards over. Integrated fridge freezer. Integrated dishwasher. Electric oven with four ring hob over and extractor hood. Space for breakfast table. French doors opening onto Garden

Bedroom 1 15'4 x 9'4 (4.67m x 2.84m)

With built in double wardrobe. Window to front. Door to

En-Suite Shower Room

with white suite comprising, enclosed shower, low flush WC and wash hand basin.

Bedroom 2 9'0 x 8'2 (2.74m x 2.49m)

With window to rear

Bedroom 3 8'0 x 6'11 (2.44m x 2.11m)

With window to rear

Family Bathroom

With white suite comprising panelled bath with shower over, low flush WC and wash hand basin.

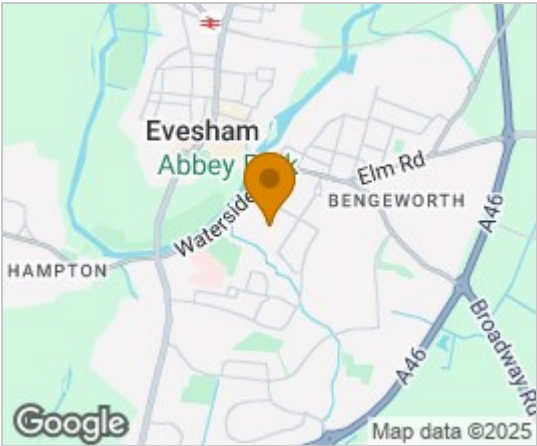
Garden

The rear garden is fully enclosed with patio, lawned area and flower borders.

Single Garage

With tandem parking for 2 cars on the driveway

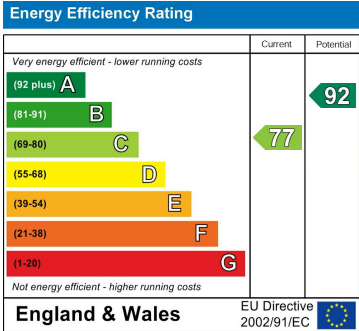
Area Map



Floor Plans



Energy Efficiency Graph



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