



# Leggett & James

The Vale of Evesham Property Experts



## 13 Rynal Place

Evesham, Worcs, WR11 4PX

Offers Over £155,000



\*\*\*CHAIN FREE TWO BEDROOM HOME IN NEED OF MODERNISATION\*\*\*

This two bedroom semi detached house is the perfect renovation project and enjoys a great elevated view from the rear towards the Cotswold hills in the distance.

Whilst there is much to be done, there is excellent potential for the future of this home, that offers two double bedrooms, a living room, kitchen, cloakroom and a shower room.

Available with no onward chain, viewings are recommended to appreciate this property.

Tenure - Freehold  
Council Tax Band - B





Entrance Hall

The front door opens to the entrance hall, with stairs to the first floor and a door to:

Living Room 12'11 x 11'6 (3.94m x 3.51m)

with a double glazed window to the front, a gas fire and a door to:

Kitchen 11'8 max x 7'9 (3.56m max x 2.36m)

having a double glazed window to the rear, work surfaces with a sink and a cooker point. There is a useful walk in Pantry Cupboard and a door to:

Rear Hall:

with a doors to the cloakroom and the lean to:

Cloakroom

with a window to the side and a low level WC.

Lean To 11'4 x 7'4 (3.45m x 2.24m)

creating useful covered storage space and having a door to the rear garden.

First Floor Landing

having a double glazed window to the side and doors leading off to:

Bedroom One 11'10 x 9'4 (3.61m x 2.84m)

with a double glazed window to the front and a built in store cupboard.

Bedroom Two 10'6 x 8'8 (3.20m x 2.64m)

having a double glazed window to the rear which enjoys a fine elevated view towards the Cotswold hills in the distance.

Shower Room

having a low level WC, a wash basin and a walk in enclosed shower enclosure.

Outside

The front of the property is set behind a low brick wall with a gate opening from the street.

A side pathway opens to the rear garden, which could be a particular feature of the property due to its generous size and excellent elevated position looking over Evesham, with the Cotswold hills visible in the distance.

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

