



58 Shepherds Pool,
Evesham, Worcestershire, WR11 4JG

£182,500

- A Three Bedroom Terraced Home
- Located Close to the Town Centre
- Living Room
- Kitchen & Cloakroom
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- No Onward Chain. EPC RATING D



**Gusterson Palmer
& James**

The Vale of Evesham Property Experts

Residential Sales: 01386 761241

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7 Merstow Green, Evesham, Worcestershire, WR11 4BD



Directions From Evesham High Street proceed in a northerly direction before turning left into Queens Road. At a junction turn right into Briar Close before turning first right into Shepherds Pool. Follow the road around to the left, where the property can be located the right hand side.

Conveniently located close to the town centre and the railway station this three bedroom terraced home is available with no onward chain. The property offers accommodation comprising an entrance porch, entrance hall, cloakroom, living room, kitchen, three bedrooms and a bathroom. Outside there is off road parking to the front and an enclosed rear garden.

An obscure double glazed front door opens to:

Entrance Porch: having tiled floor, storage cupboard and door to:

Entrance Hall: having a radiator, telephone point and doors to :

Cloakroom: with a white suite comprising low level WC and wall mounted wash hand basin.

Kitchen: 10'9 x 7'9 max (3.28m x 2.36m): having double glazed window to the front aspect, radiator, telephone point and wall mounted gas fired 'Worcester' boiler. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled return. There is a stainless steel single drainer sink, cooker point and spaces for fridge freezer and washing machine.

Living Room 20'6 x 12' (6.25m x 3.66m): with double glazed window to the rear aspect, double glazed doors with matching double glazed side panels to the garden, radiators, television and telephone points and stairs to the first floor.

First Floor Landing: having access to the loft space. Door to airing cupboard and doors to:

Bedroom One 15' x 8'9 (4.57m x 2.67m): with double glazed window to the front aspect, radiator and telephone point.

Bedroom Two 12'7 x 8'1 (3.84m x 2.46m): having double glazed window to the rear aspect and radiator.

Bedroom Three 8'4 x 8' (2.54m x 2.44m): with double glazed window to the rear aspect and radiator.

Bathroom : having radiator, extractor fan and a white suite comprising low level WC, pedestal wash hand basin, and a panel bath with electric shower over.

Outside. The property has a block paved driveway that provides off road parking for a couple of vehicles. A paved path leads to the front door with a well stocked border. The rear garden is laid to paving for ease of maintenance with established borders and is enclosed by wooden fencing.

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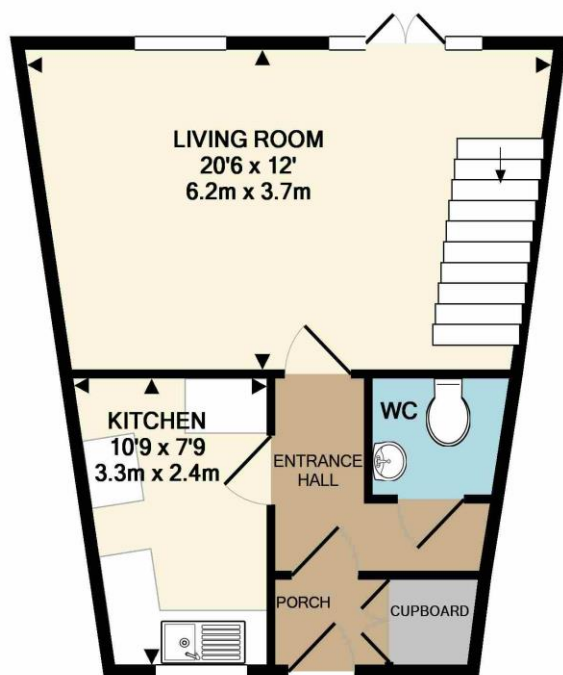
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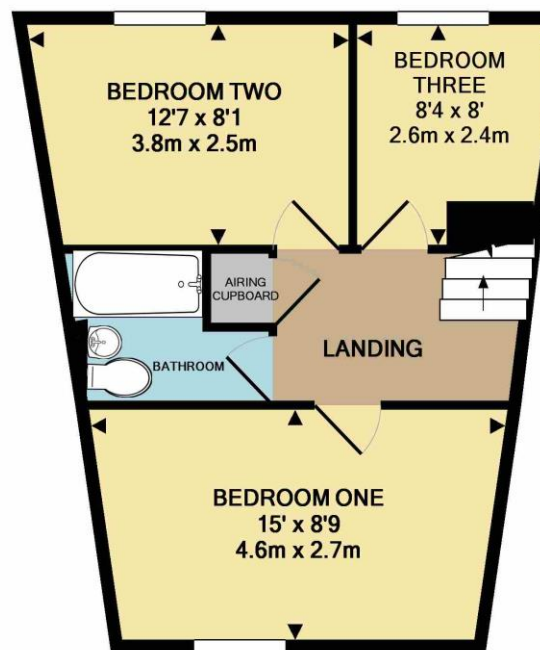
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GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

SHEPHERDS POOL, EVESHAM
TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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This computer generated image is not to scale and is to show approximate room layouts. All furnishings and removable fittings are for illustration purposes only and do not form part of the contract.

Planning inquiries concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental inquiries concerning the property and surrounding area can be made with the Environment Agency at www.environment-agency.gov.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

VIEWING By prior appointment through the agents. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office when we will be pleased to confirm the position and continuing availability for you, particularly if you contemplate travelling some distance to view the property

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