



# Leggett & James

The Vale of Evesham Property Experts



## 11 Merrybrook,

Evesham, Worcestershire, WR11 2QF

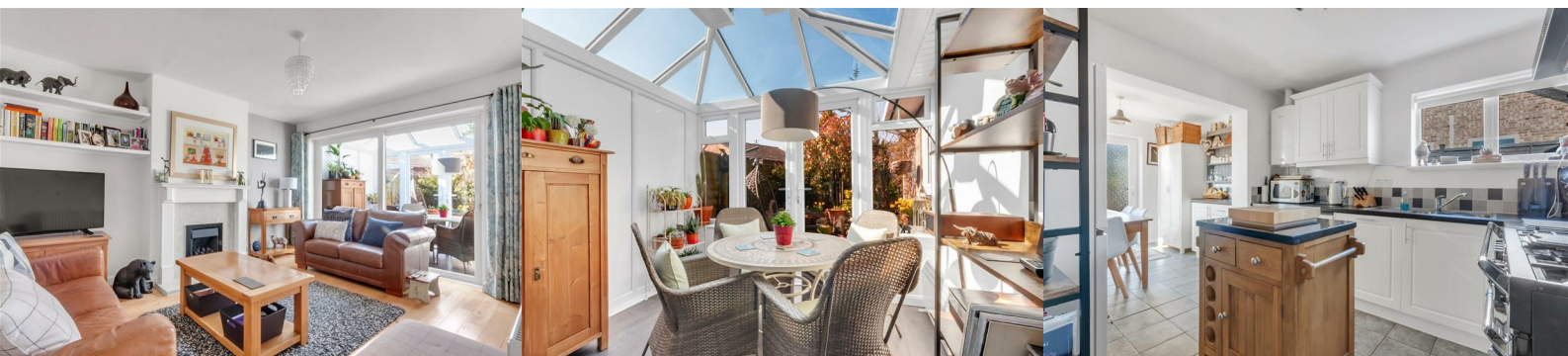
Asking Price £315,000



This semi detached bungalow is set in an ever popular residential area and has been updated and well presented by the current owner.

The property enjoys double glazing, gas central heating, a conservatory and has been extended at the rear to create a kitchen dining space.

Viewing of this fine example is highly recommended to appreciate all that is on offer, as it will not disappoint.



Reception Hall

A multi lever double glazed door opens to the hall, which has access to the loft space, a useful built in store cupboard and doors leading off to:

Living Room 13'11 x 10'9 (4.24m x 3.28m)

offering a decorative fireplace, a panel radiator and TV connections. A door opens to the kitchen, whilst a double glazed sliding door leads to:

Conservatory 9'4 x 7'4 (2.84m x 2.24m)

this feature room enjoys double glazed windows and doors that overlook and open out to the rear garden.

Kitchen Dining Room 8'5 x 7'3 + 8'10 x 8'8 (2.57m x 2.21m + 2.69m x 2.64m)

this extended room enjoys a stylish modern range of cupboards, drawers and work surfaces with a single drainer sink unit, a five ring cooker hob with oven below and plumbing for a washing machine. There are double glazed windows on two aspects and a further double glazed door to the rear garden.

Bedroom One 11'2 x 10'9 (3.40m x 3.28m)

having a double glazed window to the front and a panel radiator.

Bedroom Two 8'10 x 8'6 (2.69m x 2.59m)

with a double glazed window to the front and a panel radiator.

Bathroom

enjoying a modern fitted suite comprising a low level WC, a wash basin and panel bath.

Outside

the property enjoys generous well tended gardens to the front and rear. The front garden is set out mainly to brick paving to create extensive off road parking space. This continues along the side of the property and gives access to a Garage: 16' x 8' and having an up and over door.

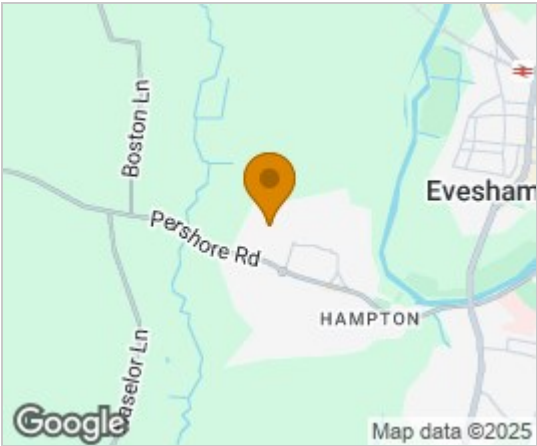
A side gate opens to the rear garden, which is enclosed and enjoys a favourable westerly facing aspect. The garden is well stocked with a variety of established plants, trees and shrubs all of which create a pleasant outdoor oasis to enjoy on those sunny days.

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.

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.

Area Map



Floor Plans



Energy Efficiency Graph

