



Leggett & James

The Vale of Evesham Property Experts



11 Hamilton Road

, Evesham, WR11 2XE

Offers Over £295,000



This delightful detached bungalow offers a perfect blend of comfort and convenience. With an extended Living Room that provides dining space and a conservatory that meets up with the kitchen the property is spacious and flexible.

The bungalow features two well-proportioned bedrooms and benefits from a shower room, whilst outside there are gardens to the front and rear with off road parking and a garage.

Set in a peaceful neighbourhood, this bungalow is not only a comfortable home but also a wonderful opportunity to enjoy the local amenities and community spirit that Evesham has to offer. Whether you are looking to downsize or seeking a charming residence in a friendly locale, this property is sure to impress. Do not miss the chance to make this lovely bungalow your new home.



An obscure double glazed front door with matching side panel opens to:

Entrance Hall

Having access to loft space, coats cupboard, radiator, cupboard housing the 'Worcester' combination boiler and doors to:

Living Room 17'10 x 11'0 (5.44m x 3.35m)

Having an obscure double glazed window to the side, radiator, television point, telephone point, electric feature fire and an opening to:

Dining Room 10'7 x 10'0 (3.23m x 3.05m)

Having a double glazed window to the rear, radiator and double glazed sliding doors to:

Conservatory 11'6 x 7'6 (3.51m x 2.29m)

Having double glazed sliding doors to the garden, spotlights, obscure double glazed door to the driveway and a double glazed door to:

Kitchen 10'4 x 9'6 (3.15m x 2.90m)

Having a double glazed door to conservatory, double glazed window to the rear and spotlights. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a single drainer sink and spaces for fridge freezer, washing machine, dishwasher and cooker.

Bedroom One 12'1 x 11'0 (3.68m x 3.35m)

Having a double glazed window to the front, radiator, telephone point and fitted bedroom furniture.

Bedroom Two 10'5 x 8'9 (3.18m x 2.67m)

Having a double glazed window to the front and a radiator.

Shower Room

Having an obscure double glazed window to the side, chrome heated towel rail, spotlights and a white suite comprising of a dual flush low level WC, pedestal wash hand basin and a shower cubicle.

Outside

The front garden is laid to gravel with a circular bed with ornamental tree. The tarmac driveway provides off road parking for several vehicles and leads to the Garage 16'6 x 8'2 (5.03m x 2.49m) with up and over door, power, light and double glazed window to the rear. The rear garden has a paved seating area that gives way to an area of lawn with established borders. Gated pedestrian access leads to the side of the bungalow.

Referrals

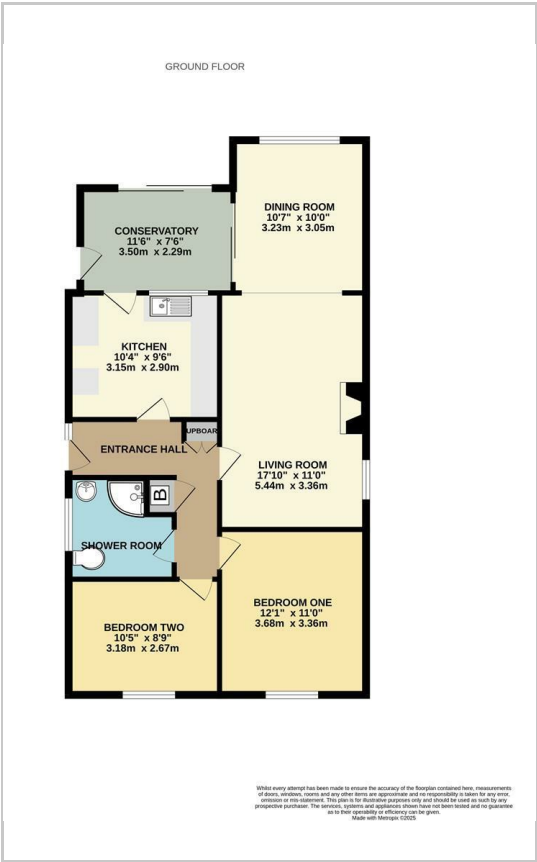
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Area Map



Floor Plans



Energy Efficiency Graph

