



The Croft Church Lench

£350,000

- Two bed semi detached character property
- Beautiful rear garden
- Lounge with a wood burning stove
- Sought after village location
- Breakfast kitchen

Nigel Poole
& Partners

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****TWO DOUBLE BEDROOM SEMI-DETACHED CHARACTER PROPERTY**** Entrance hall; lounge, the focal point being the inset wood burner and stable door to the breakfast kitchen. Dining room with an open fire. Two double bedrooms and a bathroom on the first floor. The garden enjoys the sunshine all day, laid to lawn with raised beds and a patio seating area. Driveway with parking for two vehicles. Situated in the picturesque and thriving village of Church Lench approximately 2 miles from the Market Town of Evesham with a wide range of amenities to include The Valley, shopping made easy with shops, a fabulous garden centre and eateries.

Front

Laid to lawn with planting, Blocked paved driveway for two vehicles.

Entrance Hall

Doors to the lounge and dining room. Stairs rising to the first floor. Vinyl flooring.

Lounge 16' 4" x 12' 0" (4.97m x 3.65m max)

Double glazed window to the front aspect. Wood burning stove on a quarry tile hearth with a wood surround. Stable door to the kitchen Radiator.



Dining Room 10' 6" x 9' 8" (3.20m x 2.94m) max

Double glazed window to the side aspect. Stone fireplace with an open fire. Vinyl flooring. Radiator.

Breakfast Kitchen 17' 5" x 8' 4" (5.30m x 2.54m) max

Double glazed windows to the fore and rear aspects. Double glazed door to the garden. Wall and base units surmounted by worksurface. One and a half ceramic sink and drainer with mixer tap. Tiled splashbacks. Soace for an oven, fridge freezer, dishwasher and washing machine. Soace for a table. Radiator.



Landing

Double glazed window to the front aspect. Wood panelling to the walls. Doors to the bedrooms, bathroom and airing cupboard housing the Ferroli gas fired boiler. Access to the loft.

Bedroom One 12' 0" x 10' 7" (3.65m x 3.22m)

Double glazed window to the side aspect. Fitted wardrobe. Radiator.

Bedroom Two 10' 0" x 10' 6" (3.05m x 3.20m) max

Double glazed window to the side aspect. Titted wardrobe. Storage cupboard. Radiator.



Bathroom 7' 6" x 5' 1" (2.28m x 1.55m)

Double glazed window to the side aspect. Panelled bath with Triton electric shower over, Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Vinyl flooring.



Garden

Laid to lawn with planting and a patio seating area.



Council Tax Band: C

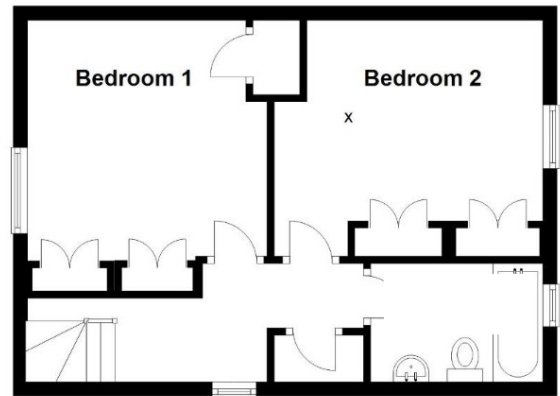
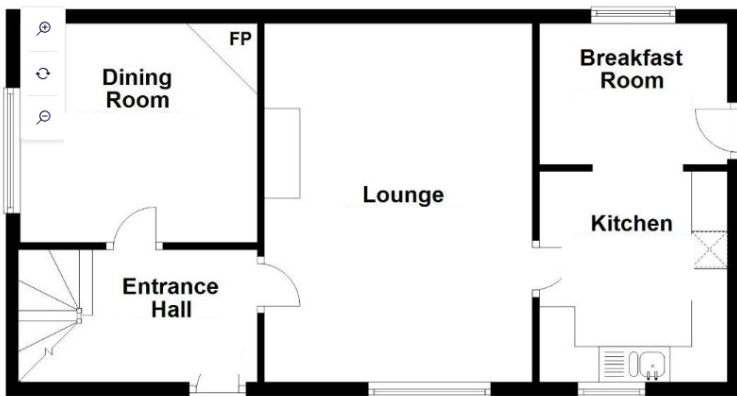
Tenure: Freehold





Ground Floor

First Floor



Please note measurements are approximate, and not to scale. This plan is for identification purposes only and should not be relied upon as a statement of fact.
Plan produced using PlanUp.



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