



# Monks Walk Evesham

£260,000

- Exclusive riverside development
- Balcony
- Master bedroom with en-suite and separate shower room
- Walking distance to Evesham town centre
- Double tandem garage with utility area
- Beautiful communal gardens

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**\*\*BEAUTIFULLY APPOINTED THREE STORY TOWN HOUSE IN EXCLUSIVE GATED RIVERSIDE COMPLEX\*\*** Located in a gated riverside development of 32 properties, this two-bedroom town house property enjoys a balcony and flexible living space. Easy access of Evesham town centre. Immaculately presented and set over three floors. Entrance hall; first floor living room with balcony; fitted kitchen; two bedrooms - master bedroom, a bathroom and bedroom two with an-ensuite. Double tandem garage with utility area. Beautiful communal gardens.

## Front

Exclusive gated community access via private gates block paved driveway.

## Entrance Hallway

Carpeted flooring, radiator, access to garage and stairs to first floor.

## Lounge

Carpet underfoot, surround feature fireplace and sliding doors onto balcony.



## Kitchen

Mix of wall and base units, integrated oven with hob over, wash hand basin with drainer and space for white goods. UPVC DG window to side/rear aspect.



## Bedroom One

Carpeted flooring, radiator, UPVC DG window to front aspect.

## Bathroom

Tiled flooring, storage cupboards, low flush wc, bath, stand alone wash hand basin and UPVC DG window to side aspect.

## Bedroom Two

Carpeted flooring, radiator, UPVC DG window to front aspect and access to ensuite.

## Ensuite

Ensuite shower room, walk in shower, low flush wc and standalone wash hand basin.

## Communal Gardens

Beautifully appointed and maintained communal riverside gardens.



Tenure: Leasehold

Council tax: D

## Broadband and Mobile Information

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 4SL

## Garage

Double tandem integral.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MISREPRESENTATION ACT 1991**

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