



Princess Road | | Evesham | WR11 4QG

Guide Price £265,000

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COOPER & CO  
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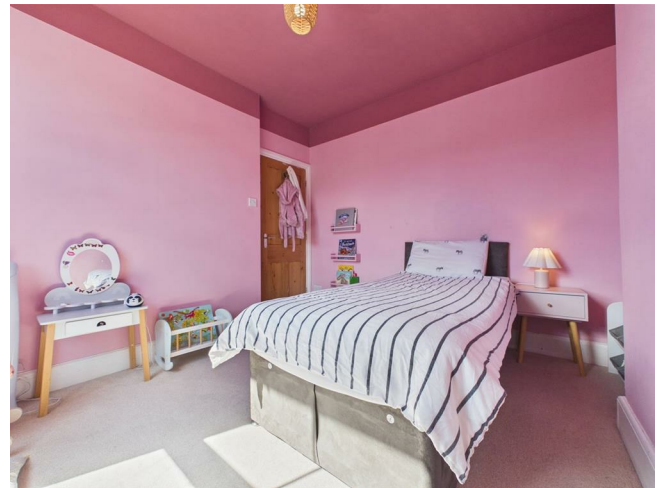
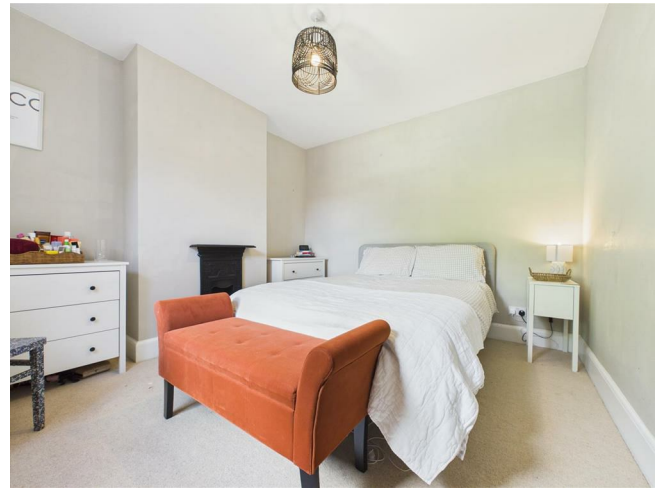
## Key features

- NO ONWARD CHAIN
- CHARACTERISTIC TERRACED PROPERTY
- LOUNGE WITH BAY WINDOW
- MODERN KITCHEN UTILITY
- SPACIOUS DINING ROOM / RECEPTION ROOM
- 3 BEDROOMS
- MODERN FAMILY BATHROOM & WC
- LOW MAINTENANCE REAR GARDEN
- ON STREET PARKING
- VIEWINGS 7 DAYS A WEEK

## Description

**\*\*TASTEFUL THREE BEDROOM PERIOD PROPERTY, WITH GENEROUS & VERSITILE LIVING WITH WESTERLEY FACING REAR GARDEN IN THE EVER POPULAR GREENHILL AREA\*\***

Internally offers 3 bedrooms, family bathroom, lounge, kitchen utility, dining room, and downstairs WC. Externally boasts well maintained westerly facing rear garden with rear access. Conveniently located in the ever popular Green Hill area, close to Prince Henry's High School, Evesham Train Station and Town Centre.



### Front

Property is approached via pathway, low maintenance front garden with brick wall border and to the left hand side a couple properties down, a side pedestrian access to the rear garden via a walk way.

### Hallway

Tiled flooring, radiator and doors leading to lounge, dining room and beyond and stairs to first floor.

### Lounge

Carpeted flooring, radiator, fireplace with surround and UPVC bay window to front aspect.

### Dining Room

Carpeted flooring, radiator, fireplace with surround, UPVC window to rear aspect and door leading to Kitchen

### Kitchen Utility

Vinyl flooring underfloor. Good mix of wall and base units with integrated sink and drainer. Integrated dishwasher, and space for whitegoods. Adjacent is the Utility room, where gas combi boiler is situated, which has been annually serviced. Vinyl flooring. Wall and base units. Door to downstairs WC. UPVC DG door to rear garden, and window to side aspect.







#### Landing

Carpet underfoot, Storage cupboard, doors leading to family bathroom and all 3 bedrooms.

#### Bedroom 1

Carpeted flooring, radiator, UPVC DG window to rear aspect and feature fire surround.

#### Bedroom 2

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

#### Bedroom 3

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

#### Family Bathroom

Vinyl Flooring, half tiled wall, UPVC window to rear aspect, wash hand basin, low flush WC, bath and walk in shower, benefit of heated towel rail.

#### Rear

Westerly facing, securely fenced with patio area and mainly lawned area, outside storage room, and rear/side access via alleyway/walk through.

# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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