



Leggett & James

The Vale of Evesham Property Experts



11 Lupin Walk

, Evesham, WR11 3ET

Asking Price £195,000



CHAIN FREE MODERN TWO BEDROOM HOME WITH A PLEASANT & OPEN OUTLOOK TO THE FRONT ASPECT, LOCATED WITHIN A POPULAR MODERN DEVELOPMENT

This modern two bedroom home is offered to the market with NO ONWARD CHAIN. The property boasts a sociable lounge/diner, allocated parking space and pleasant outlook to the front aspect.

As you approach the property you will find a well maintained fore garden with pathway leading to the front door. To the rear of the property you will find an allocated parking space within the car park.

The ground floor comprises: entrance hall, WC, kitchen, lounge/diner.

The first floor comprises: first floor landing, two spacious double bedroom and the family bathroom.



Accessed via a double glazed front door is the welcoming entrance hall, which has a panel radiator and stairs rising to the first floor. The entrance hall is open to a modern kitchen and has doors offering access to the lounge/diner and WC.

The useful ground floor WC has a double glazed window to the front aspect and panel radiator. The suite comprises of a low level WC and hand wash basin.

The modern kitchen is open to the entrance hall and has a double glazed window to the front aspect. The kitchen has range of wall & base units, sink with drainer, electric oven with gas hob and space for both a washing machine and fridge freezer.

The spacious lounge/diner is the ideal relaxing space for all of the family to spend time together. There are double glazed patio doors to the rear aspect, opening into the rear garden and two panel radiators. There is also the useful addition of a generous storage cupboard.

The first floor landing has a panel radiator and doors offering access to both double bedrooms and the family bathroom.

Double bedroom with double glazed window to the rear aspect and panel radiator.

Double bedroom with double glazed window to the front aspect, panel radiator and useful storage cupboard.

The modern bathroom suite comprises of a low level WC, hand wash basin and bath with shower over. There is also a panel radiator.

Upon arrival at the property you will find a well maintained fore garden with pathway leading to the front door. The front aspect of the property has a lovely outlook over the developments green space.

At the rear of the property is a sunny rear garden and allocated parking space within the car park directly beyond the rear garden.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		80	85
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

