



Almond Close | Evesham | WR11 1YH  
Guide Price £195,000

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COOPER & CO  
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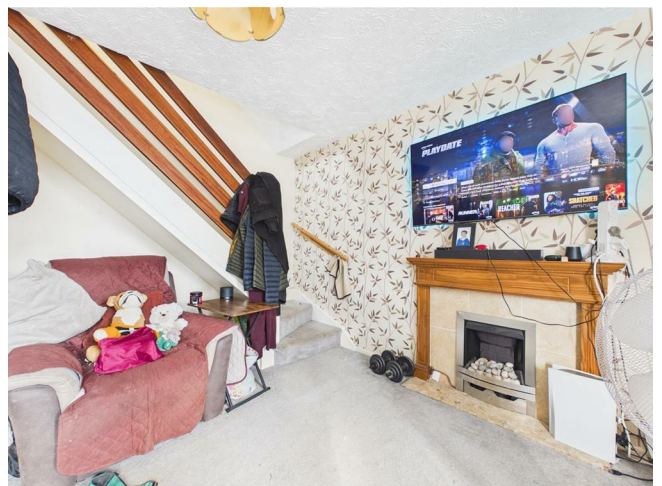
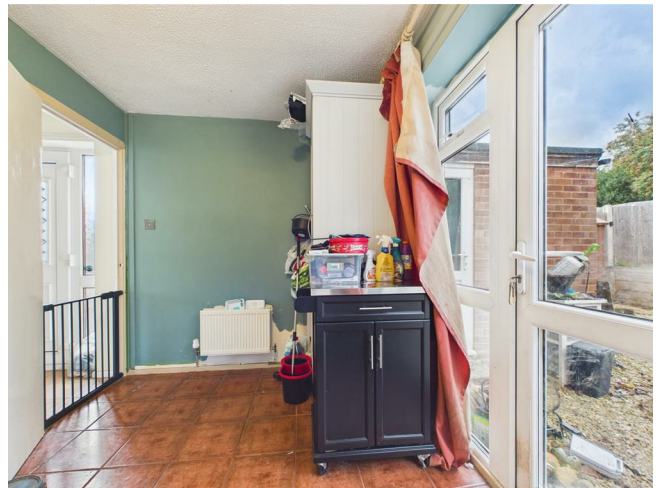
## Key features

- IN NEED OF SOME MODERNISATION
- 2 BEDROOM SEMI-DETACHED HOUSE
- REAR ACCESS TO CHARITY BROOK PARK
- LOVELY VIEWS OVER CHARITY BROOK PARK
- GARAGE & DRIVEWAY
- QUIET CUL- DE - SAC LOCATION
- PERFECT FIRST TIME BUYER HOME
- \*\*NO ONWARD CHAIN\*\*
- \*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\*

## Description

**\*\*IN NEED OF MODERNISATION THIS 2 BEDROOM SEMI-DETACHED PROPERTY BOASTS OFF-STREET PARKING AND GARAGE IN A QUIET & DESIRABLE CAL- DE - SAC LOCATION WITH VIEWS OVERLOOKING CHARITY BROOK PARK\*\*\***

Internally the property benefits from 2 double bedrooms, family bathroom, lounge and kitchen/ diner. Externally the property offers off-street parking/driveway for 2 cars, garage and good sized rear garden which backs directly on to Charity Brook Park.



### Front

Property is approached via a block paved driveway for 2 cars.

### Hallway

Tiled flooring, access to living room and kitchen/diner.

### Living Room

Carpeted flooring, UPVC DG bay window to front aspect, feature fire and surround and stairs leading to first floor.

### Kitchen/ Diner

Fully fitted kitchen. Good mix of wall and base units surmounted by worktops and splash back tiles with integrated oven, microwave, hob with extractor over, sink and drainer. Tiled flooring underfoot, radiator and UPVC DG Window and door leading to rear garden.

### Landing

Carpeted flooring, UPVC DG window to side aspect and doors leading to both bedrooms and family bathroom.







#### Bedroom 1

Carpeted flooring, radiator, UPVC DG window to front aspect and integrated storage cupboard.

#### Bedroom 2

Carpet underfoot, UPVC DG window to rear aspect, radiator and integrated storage cupboard.

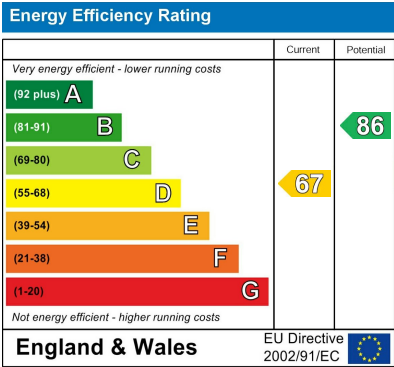
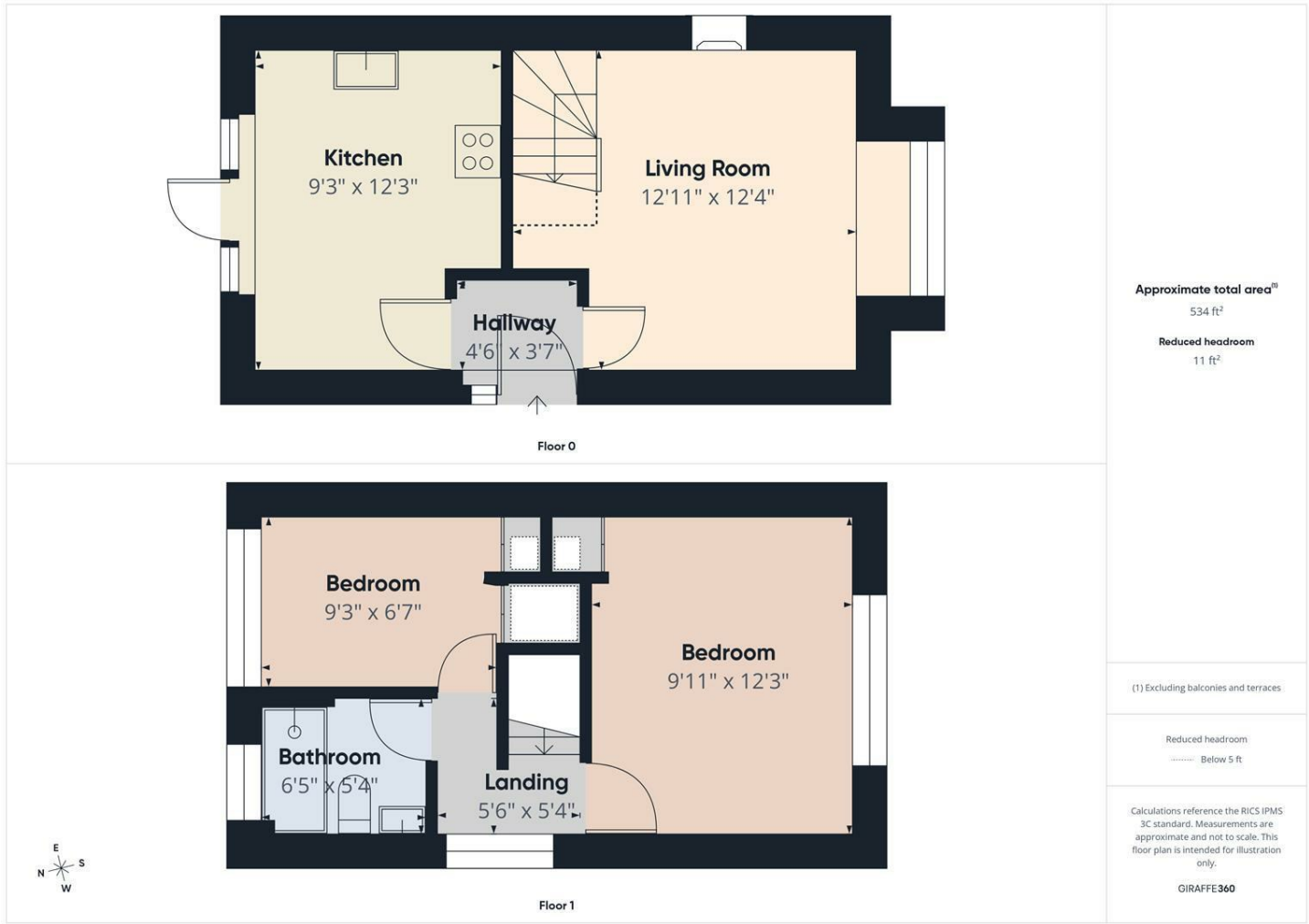
#### Family Bathroom

Vinyl flooring underfoot, stand alone wash hand basin, low flush WC, walk in shower, heated towel rail and UPVC DG frosted window to rear aspect.

#### Rear Garden

Well presented and landscaped rear garden with mix of gravel and raised areas benefiting from rear access directly on to charity brook park.

Floor plans



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