



The Leys | | Evesham | WR11 3AP
Guide Price £180,000

COOPER & CO

Key features

- Recently Modernized
- 2 Double Bedrooms
- Brand New Fully Fitted Kitchen
- Traditional Victorian Mid-Terraced
- Well Presented Through-out
- Set Over Three Floors
- Rear Garden with Secure Rear Access
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**

Description

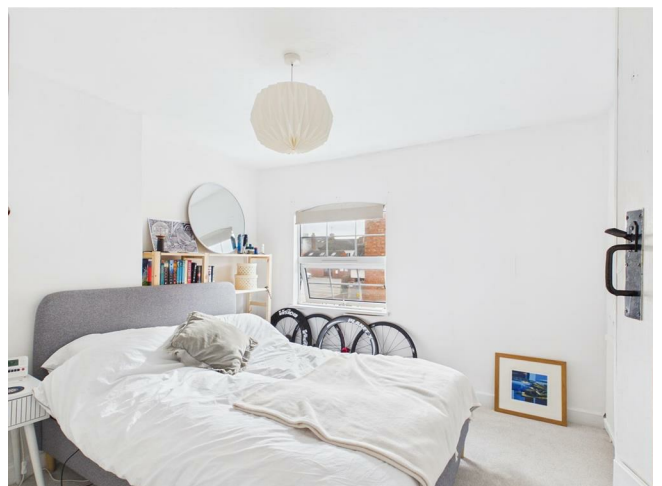
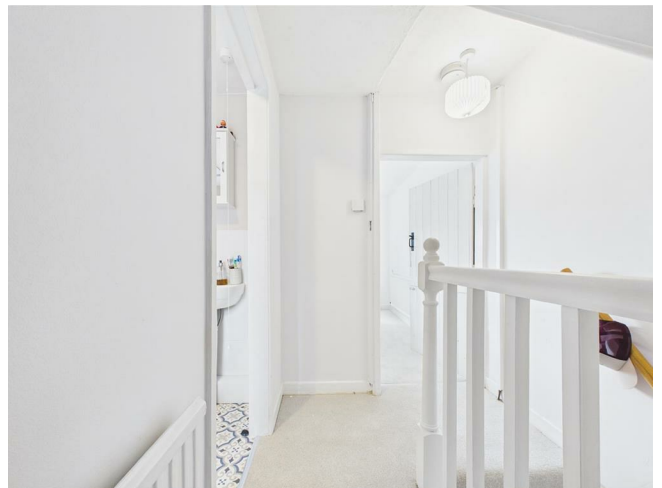
****WELL PRESENTED & TASTEFULLY MODERNISED 2 BEDROOM VICTORIAN MID-TERRACED PROPERTY WITH REAR GARDEN IN POPULAR LOCATION CLOSE TO TOWN CENTRE**** Internally the property boasts 2 double bedrooms, family bathroom, good sized living room, fully fitted kitchen and utility room. Externally the property benefits from a secured and well kept rear garden with rear access.

The Leys is conveniently located close to Evesham town centre, with a good range of shops and everyday amenities nearby. Supermarkets include Lidl, Morrisons and local convenience stores, while the town centre provides further independent shops, cafés and services. For families, there are several schools within easy reach. Bengeworth CE Academy, Swan Lane First School and St Mary's Catholic Primary School also nearby.

Agents Note:

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.



Living Room

Wood affect vinyl flooring underfoot, UPVC DG windows to front & rear aspect, radiator, feature fire and surround (not working just feature). Access to Kitchen & Utility Room, stairs to first floor.

Kitchen

Wood affect vinyl flooring underfoot, fully fitted kitchen with a mix of wall and base units surmounted by worksurface. Integrated dishwasher, fridge freezer, oven with hob & extractor over and sink with mixer taps and drainer. UPVC DG window to rear aspect and UPVC DG door to Utility Room.

Utility Room

Concrete underfoot, worksurface with space for white goods under and door to rear garden.







Landing

Carpet underfoot, radiator, doors to Bedroom, Family Bathroom and stairs leading to further Bedroom.

Bedroom 2

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

Family Bathroom

Vinyl flooring underfoot, part tiled walls, bath with shower over, low flush WC, stand alone wash hand basin and UPVC DG window to rear aspect.

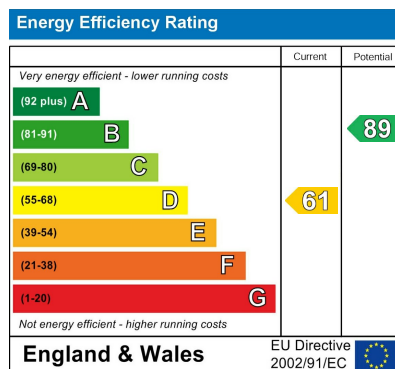
Bedroom 1

Carpeted flooring, Velux window to front aspect, storage space built into the eaves.

Rear Garden

Secured and fenced rear garden with a good mix of patio & vegetable/planting beds with gate leading to secured rear access.

Floor plans



COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
operandcoestateagents.co.uk