



Hughes Close | Harvington | Evesham | WR11 8NZ

**Guide Price £299,950**

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COOPER & CO  
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## Key features

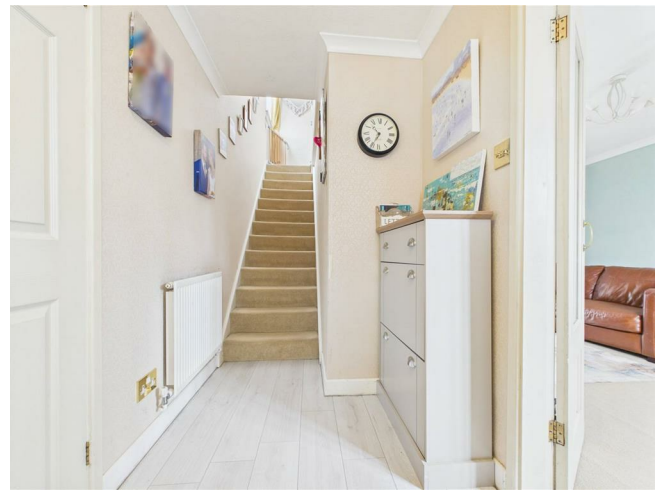
- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED HOME
- OPEN KITCHEN DINING ROOM
- LARGE SPACIOUS LOUNGE AND FAMILY ROOM
- SEPARATE UTILITY ROOM ACCESS TO THE REAR
- BEDROOM 1 & 2 WITH FITTED WARDROBES
- FAMILY BATHROOM & WC
- PRIVATE AND SECURE REAR GARDEN
- OFF ROAD PARKING VIA DRIVEWAY
- VIEWINGS 7 DAYS A WEEK

## Description

**\*\*\*MUCH IMPROVED 3 BEDROOM SEMI DETACHED FAMILY HOME IN THE HEART OF THE EVER POPULAR HARVINGTON\*\*\*\***

Internally boasting three bedrooms, family bathroom, living room , secondary reception room, kitchen dining room, downstairs shower wc, utility room, storage cupboard under stairs . Externally benefiting from a well presented and secure rear garden and block paved driveway for parking 2 cars.

- Wychavon CC
- Tax Band - C
- EPC - C



#### Front

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

#### Hallway

Laminate flooring, Radiator, Doors leading to Living Room and Second Reception Room. Stairs to the first floor.

#### Living Room

Carpet flooring, radiator and UPVC window to front aspect.

#### Kitchen Dining Room

Laminate flooring underfoot, Radiator, much improved fitted kitchen with a mix of wall and base units surmounted by work surface. Integrated oven, hob & extractor over and sink with mixer taps and drainer. UPVC window to rear aspect. Patio sliding doors to the rear garden. Under stair storage cupboard. Access to Utility.

#### Reception Room

Carpet flooring, radiator and UPVC window to front aspect. Access to Hallway and Utility & Kitchen Dining Room.

#### Utility

Vinyl flooring underfoot, work surface & space for appliances. Door leading to rear garden. Door to WC/Shower Room.

#### WC Shower Room

Newly installed vinyl flooring, hand basin, low flush toilet, Walk in shower. UPVC frosted window to side aspect.

#### Landing

Carpet flooring under foot, with UPVC window to side aspect, doors leading to 3 bedrooms and family bathroom. Access to loft.







#### Bedroom 1

Carpet flooring underfoot, UPVC window with front aspect, radiator, this bedroom benefits from fitted wardrobe space, and storage cupboards above.

#### Bedroom 2

Vinyl wooden effect underfoot, window with rear aspect, radiator, this bedroom benefits from fitted wardrobe space, and storage cupboards above.

#### Bedroom 3

Carpet flooring underfoot, UPVC window with front aspect, radiator.

#### Family Bathroom

Vinyl Flooring underfoot, UPVC frosted window to rear aspect, wash hand basin, low flush WC, bath.

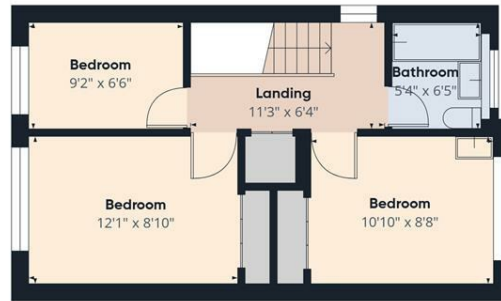
#### Rear Garden

Well presented and thoughtfully created this good sized private rear garden has a mix of patio and lawned area. Garden benefits from having a shed. Secured with fencing and well maintained shrub fence.

# Floor plans



Floor 0



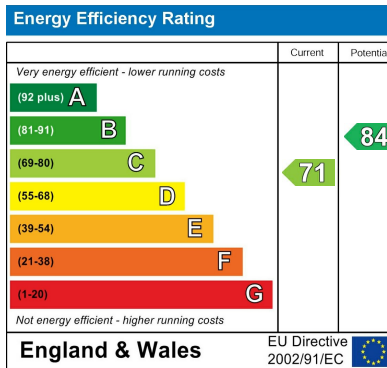
Floor 1

Approximate total area<sup>m</sup>  
1004 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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