



Leggett & James

The Vale of Evesham Property Experts



79 Harvey Road

Evesham, Worcs, WR11 3BQ

Offers Over £135,000



CHAIN FREE TWO BEDROOM MAISONETTE WITH PRIVATE GARDEN, GARAGE & EXTENDED LEASE

This well presented two bedroom first floor maisonette is offered to the market with NO ONWARD CHAIN. The property boasts its own private rear garden, ideal for al-fresco dining, useful en bloc garage, an extended lease (132 years remaining) and there is no service charge payable.



The Property

As you approach the property you will find a pathway leading to the front door of the home and the private garden beyond.

The accommodation comprises: entrance hall, first floor landing, lounge/diner, kitchen, two well proportioned bedrooms, shower room.

The property further benefits from electric heating and double glazing throughout.

Tenure - Leasehold
Lease details:
Lease Length - 150 years from 1 January 2008
Service charge - N/A
Council Tax Band - B

Entrance Hall

The welcoming entrance hall makes a great first impression for the home. The entrance hall has stairs rising to the first floor accommodation.

First Floor Landing

The living accommodation is found on the first floor. The landing has a double glazed window to the side aspect and a wall mounted electric heater.

Lounge/Diner 15'0 x 12'1 (4.57m x 3.68m)

The perfect place to relax & unwind? the spacious lounge/diner is the ideal space for those that like to entertain. The room has a double glazed window to the front aspect, taking in views of the Bredon hills and a wall mounted electric heater.

Kitchen 9'1 x 7'2 (2.77m x 2.18m)

The kitchen has a double glazed window to the front aspect and a useful built in storage cupboard. The modern kitchen, which has been refreshed by the current owner has a range of wall & base units, sink with drainer and space for a freestanding oven, washing machine and under counter fridge and freezer.

Bedroom One 14'9 x 9'5 (4.50m x 2.87m)

Double bedroom with double glazed window to the rear aspect and wall mounted electric heater.

Bedroom Two 11'8 x 6'7 (3.56m x 2.01m)

Generous bedroom with double glazed window to the rear aspect, wall mounted electric heater and built in storage cupboard.

Shower Room 5'10 x 5'6 (1.78m x 1.68m)

The shower room has a double glazed window to the side aspect and heated towel rail. The modern suite comprises of a low level WC, hand wash basin and shower cubicle.

Garage

The property has the addition of a very useful en-bloc garage - ideal for short term and long term storage. Please note that the garage is currently let out for a sum of £35 per month. It is our understanding that this arrangement could continue for a new owner or the garage could be reclaimed during the sales process.

Outside

Externally the property benefits from a private garden, ideal for al-fresco dining. The garden is located to the rear of the property, is laid to lawn and has a shed in situ.

Digital Photography Disclaimer

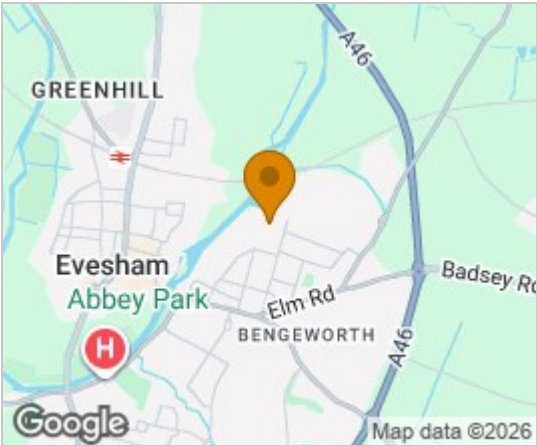
"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

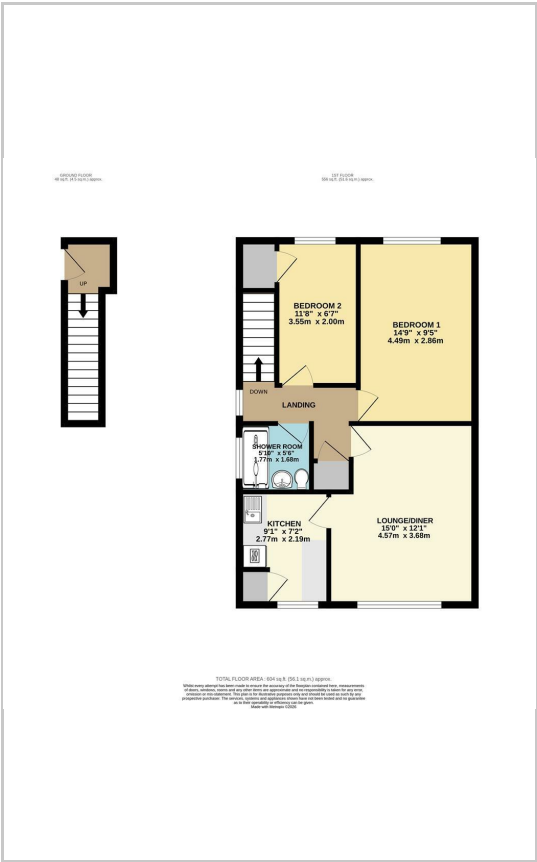
Referrals

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.

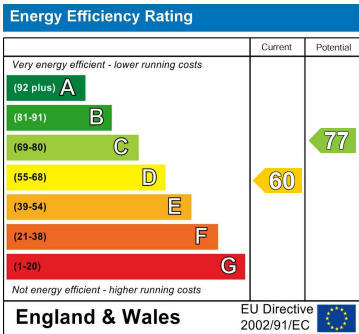
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.