Leggett & James
The Vale of Evesham Property Experts

41 Cambria Road

, Evesham, WR11 4QD

Asking Price £258,995

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CHAIN FREE THREE BEDROOM PERIOD FAMILY HOME LOCATED WITHIN EASY REACH OF EVESHAM TOWN CENTRE & TRAIN STATION & WITHIN PRINCE HENRY'S HIGH SCHOOL CATCHMENT

This well presented three bedroom family home is offered to the market with NO ONWARD CHAIN. The period home boasts three bedrooms, two reception rooms and a generous rear garden. The property is well located within easy reach of both the Evesham town centre and train station and within catchment for Prince Henry's High School.

The Property
Upon arrival at the home you will find a gate offering access to a well maintained front yard, there is also a useful shared access leading to the spacious rear garden.

The spacious ground floor comprises: entrance hall, two well proportioned reception rooms, kitchen.

The first floor comprises: first floor landing, three well proportioned bedrooms, family bathroom.

The property further benefits from a rear garden, gas central heating and double glazing throughout.

Tenure - Freehold
Council Tax Band - B

Entrance Hall
The welcoming entrance hall has doors opening into both reception rooms, stairs rising to the first floor and a panel radiator.

Front Reception Room 11'1 x 11'0 (3.38m x 3.35m)
The light & airy front reception room has a double glazed window to the front aspect and panel radiator. The room is ideal for a number of purposes including a sitting room, dining room, play room or work from home space.

Rear Reception Room 12'1 x 12'1 (3.68m x 3.68m)
The larger of the two reception rooms makes for the perfect family lounge. The room has a double glazed window to the rear aspect, panel radiator, feature open fireplace, built in storage and understairs storage.

Kitchen 16'2 x 6'5 (4.93m x 1.96m)
The modern kitchen has dual aspect double glazed windows to the side and rear aspects and a double glazed door opening into the rear garden, there is also a useful storage room with plumbing for a washing machine. The kitchen itself has a range of modern wall & base units, sink with drainer, integrated dishwasher and space for both a fridge freezer & oven.

First Floor Landing
The first floor landing has doors opening into all three bedrooms & the family bathroom. The landing has two double glazed windows to the rear aspect.

Bedroom One 13'11 x 9'4 (4.24m x 2.84m)
Double bedroom with double glazed window to the front aspect & panel radiator.

Bedroom Two 13'11 x 9'0 (4.24m x 2.74m)
Double bedroom with double glazed window to the front aspect & panel radiator.

Bedroom Three 12'11 x 6'3 (3.94m x 1.91m)
Generous bedroom with double glazed window to the rear aspect & panel radiator.

Bathroom 9'5 x 6'4 (2.87m x 1.93m)
The bathroom suite comprises of a low level WC, hand wash basin, bath with shower over and a heated towel rail. The bathroom also has thee useful addition of a built in storage cupboard.

Outside
As you approach this attractive period home you will find a gate offering access to a well maintained front yard, there is also a useful shared access leading to the spacious rear garden.

To the rear of the home is a spacious rear garden comprising of a patio with generous lawn beyond.

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."

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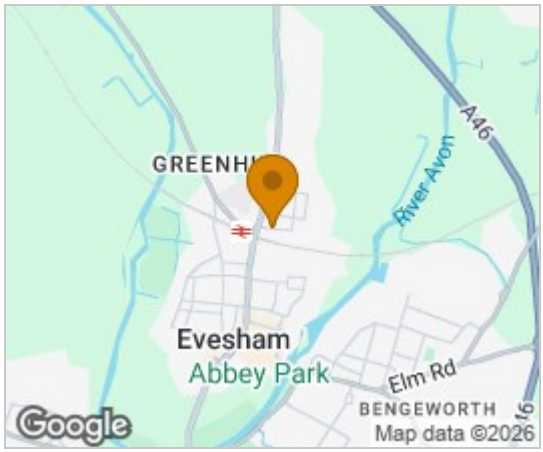
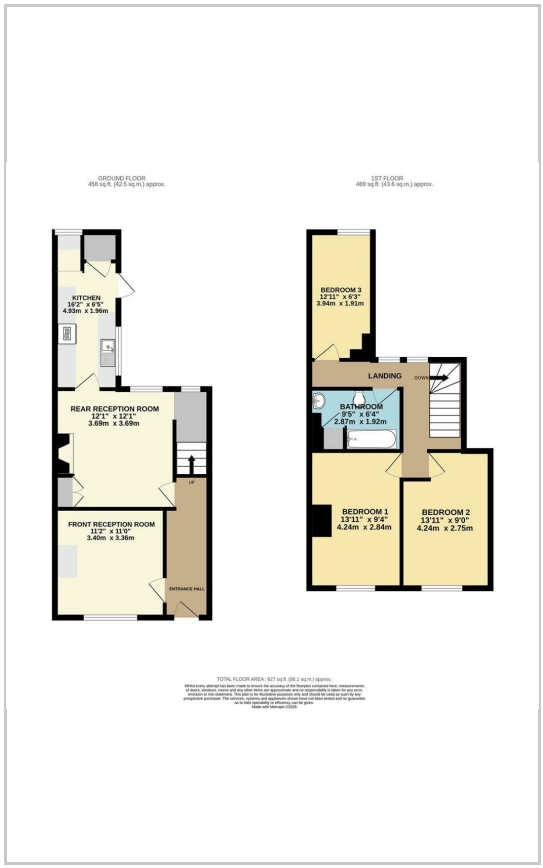
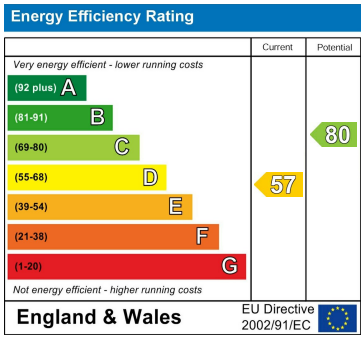
Area Map



Floor Plans



Energy Efficiency Graph



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7 Merstow Green, Evesham, Worcestershire, WR11 4BD
Tel: 01386 761241 Email: enquiries@leggettandjames.co.uk www.leggettandjames.co.uk