



Leggett & James

The Vale of Evesham Property Experts



8 Malin Mews

, Evesham, WR11 2SN

Offers Over £220,000



MODERN TWO BEDROOM HOME WITH SOUTH EASTERLY FACING LANDSCAPED REAR GARDEN

This beautifully presented modern two bedroom home boasts side by side parking for two vehicles and a sunny south easterly facing landscaped rear garden. The property has a modern kitchen with integrated appliances and would be perfect for first time buyers, downsizers or a family home.



The Property

Upon arrival at the property you will find side by side parking for two vehicles and a pathway leading to the front door of the home. To the right hand side of the home is a useful gate offering access to the rear garden.

The ground floor of the property comprises: entrance hall, kitchen with integrated appliances, ground floor WC, living room.

The first floor comprises: first floor landing, two well proportioned bedrooms and the family bathroom.

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

Tenure - Freehold

Council Tax Band - B

Management Fee - £112.49 Per 6 months.

Entrance Hall

The welcoming entrance hall is open to the kitchen and has doors opening into the ground floor WC and living room to the rear. The entrance hall makes a great first impression for the home and has a panel radiator.

Kitchen 8'5 x 7'10 (2.57m x 2.39m)

The beautiful modern kitchen has a double glazed window to the front aspect. The kitchen itself has a range of wall & base units, eye level electric oven, gas hob, sink with drainer, built in fridge freezer and dishwasher and space for a washing machine.

Ground Floor WC 6'5 x 3'3 (1.96m x 0.99m)

The useful ground floor WC suite comprises of a low level WC, hand wash basin and panel radiator.

Living Room 13'7 x 11'9 (4.14m x 3.58m)

The perfect place to relax and unwind.. the living room has double glazed patio doors leading to the sunny south easterly facing rear garden, panel radiator and stairs rising to the first floor.

First Floor Landing

The first floor landing has doors opening into both bedrooms and the modern bathroom. You will also find a useful storage cupboard.

Bedroom One 11'10 x 10'11 (3.61m x 3.33m)

Double bedroom with double glazed window to the rear aspect and panel radiator.

Bedroom Two 11'5 x 6'2 (3.48m x 1.88m)

Generous bedroom with double glazed window to the front aspect, panel radiator and built in wardrobe.

Bathroom 8'0 x 5'3 (2.44m x 1.60m)

The bathroom has a double glazed window to the front aspect and panel radiator. The modern suite comprises of a low level WC, hand wash basin, bath with shower over and shower screen.

Outside

Upon arrival at the property you will find side by side parking for two vehicles and a pathway leading to the front door of the home. To the right hand side of the home is a useful gate offering access to the rear garden.

To the rear of the property is a lovely landscaped south-easterly facing rear garden. The garden has a generous extended patio with lawn beyond and a useful shed to the rear of the garden.

Referrals

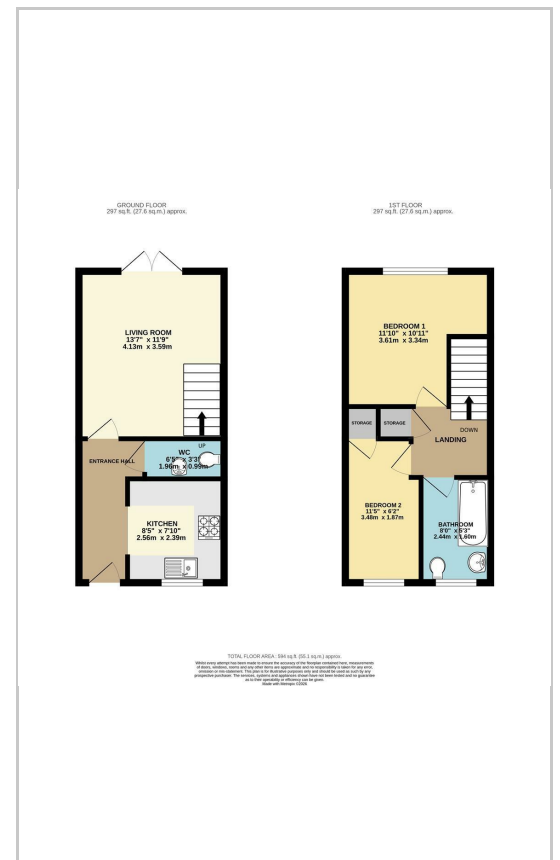
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Area Map



Floor Plans



Energy Efficiency Graph

