



**Leggett  
& James**

The Vale of Evesham Property Experts



## 148 Fairfield Road

, Evesham, WR11 1HJ

Asking Price £240,000



\*\*\*THREE BEDROOM FAMILY HOME WITH SPACIOUS REAR GARDEN & SOCIALE KITCHEN/DINER OFFERED TO THE MARKET WITH NO ONWARD CHAIN\*\*\*

This lovely three bedroom family home is offered to the market with NO ONWARD CHAIN. The property boasts three well proportioned bedrooms, a sociable kitchen/diner, driveway for off road parking and a spacious rear garden. Viewing is highly recommended to appreciate all that is on offer.

As you approach the property you will find a block paved driveway offering off road parking, which leads to the front and side doors to the home.

The spacious ground floor comprises: entrance hall, porch which offers an additional entrance to the home, living room, kitchen/diner. inner hallway, ground floor WC, ground floor shower.

The first floor comprises: first floor landing, three generous bedrooms, all with built in wardrobes and the family bathroom.



## Entrance Hall

The welcoming entrance hall has doors leading to the living room and kitchen/diner, stairs rising to the first floor and a panel radiator.

## Porch 8'10 x 3'3 (2.69m x 0.99m)

The useful porch located on the front right hand side of the property is a great additional entrance to the home. The porch has a double glazed window to the front aspect and panel radiator.

## Living Room 17'3 x 11'4 (5.26m x 3.45m)

A lovely room to relax and unwind, the family living room has dual aspect double glazed windows to both the front and rear aspects, two panel radiators and a decorative feature fireplace and surround. Additionally, the room has a useful serving hatch between itself and the kitchen/diner.

## Kitchen/Diner 14'5 x 14'4 (4.39m x 4.37m)

The heart of the home is this wonderful and spacious kitchen/diner, ideal for those that like to entertain. The room has a double glazed window to the rear aspect and panel radiator. The kitchen has a range of wall & base units, electric oven with gas hob, sink with drainer and space for both a fridge freezer and washing machine. Additionally, the room has a useful serving hatch between itself and the living room.

## Inner Hallway 11'6 x 6'0 (3.51m x 1.83m)

The inner hallway links the kitchen/diner with the ground floor WC & shower. It includes a panel radiator and door leading to the rear garden.

## Ground Floor WC 2'6 x 4'11 (0.76m x 1.50m)

The useful ground floor WC features a low level WC and window to the rear aspect.

## Ground Floor Shower 2'6 x 4'11 (0.76m x 1.50m)

The useful ground floor shower has a shower cubicle and window to the rear aspect.

## First Floor Landing

The first floor landing and a double glazed window to the rear aspect, panel radiator and useful storage cupboard.

## Bedroom 1 11'10 x 11'4 (3.61m x 3.45m)

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

## Bedroom 2 11'4 x 11'4 (3.45m x 3.45m)

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

## Bedroom 3 8'4 x 8'4 (2.54m x 2.54m)

Spacious third bedroom with double glazed window to the rear aspect, panel radiator and useful built in wardrobe.

## Bathroom 7'11 x 5'8 (2.41m x 1.73m)

The family bathroom has a double glazed window to the rear aspect & panel radiator. The suite comprises of a low level WC, hand wash basin and bath.

## Outside

Upon arrival at the property you will find a block paved driveway offering off road parking, which leads to the front and side doors to the home.

To the rear of the property is a generous rear garden with spacious patio and lawn.

## 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.

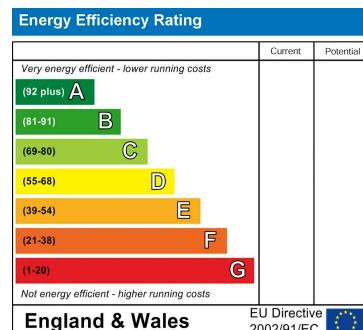
## Area Map



## Floor Plans



## Energy Efficiency Graph



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