



# Leggett & James

The Vale of Evesham Property Experts



## 24 Lime Street

Evesham, Evesham, WR11 3BZ

£215,000



Set in the popular Bengeworth area of Evesham and close to an array of local amenities, this is a great example of a traditional 'Victorian Style' terrace town house.

The property has been well maintained and presented by the current owner and enjoys a combination of character features and modern conveniences, including gas central heating, double glazing and rear access.

The property is available with no onward chain and viewing of this lovely prospect is highly recommended to appreciate all that is on offer.



## Entrance Hall

with a part glazed front door, a decorative ceramic tiled floor, stairs to the first floor and a door to:

## Open Plan Living Dining Room 13'9 x 10'9 + 13'9 x 10' (4.19m x 3.28m + 4.19m x 3.05m)

this friendly open plan room makes a great space to relax and entertain, with a double glazed bay window to the front, a feature wood style floor covering, TV connection, two decorative fireplaces, a useful built in store cupboard, a double glazed door to the rear garden and a door to:

## Kitchen 13' x 8' (3.96m x 2.44m)

with a double glazed window to the rear, a ceramic tiled floor and fitted with a range of cupboards, drawers and work surfaces, a single drainer sink. A four ring gas hob and an extractor hood above and oven below. There are spaces and plumbing for a washing machine and tumble dryer, along with a panel radiator and a Worcester gas combination boiler. Door to:

## Rear Hall

having a double glazed door to the rear garden, a useful built in store cupboard and a door to:

## Bathroom

with an obscure double glazed window and fitted with a modern white suite comprising a low level WC, pedestal wash basin, a corner bath and corner shower. The room is complemented by decorative Sandstone tiling and a chrome heated towel rail.

## First Floor Landing

having access to the loft space and doors to:

## Bedroom One 14'2 x 8'9 (4.32m x 2.67m)

with a double glazed window to the front and a panel radiator.

## Bedroom Two 13'2 x 7'4 (4.01m x 2.24m)

having a double glazed window to the rear and a panel radiator.

## Bedroom Three 10'2 x 6'1 (3.10m x 1.85m)

with a double glazed window to the rear and a panel radiator.

## Outside

the front of the property is set behind a low brick wall with a paved area and path to the front door.

At the rear is a pleasant enclosed garden space that enjoys a brick paved pathway and an area of lawn, perfect for outdoor entertaining. The rear garden also has the benefit of rear access with twin gates and a further single pedestrian gate.

## Referrals

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## Area Map



## Floor Plans



## Energy Efficiency Graph

