



# Leggett & James

The Vale of Evesham Property Experts



## 39 Princess Road

, Evesham, WR11 4QG

Asking Price £285,000



**\*\*\*STUNNING EXAMPLE OF A VICTORIAN FAMILY HOME WITH TWO RECEPTION ROOMS, THREE BEDROOMS & A LOFT ROOM LOCATED WITHIN CATCHMENT FOR PRINCE HENRY'S HIGH SCHOOL\*\*\***

This stunning example of a Victorian family home has been much improved by the current owners. The property boasts two reception rooms, three spacious bedrooms plus an additional loft room and is located within catchment for the much sought-after prince Henry's high school.



### The Property

As you approach the property you will find a well maintained gated front yard, with a pathway leading to the front door.

The spacious ground floor comprises: entrance hall, two generous reception rooms (open to one another), modern kitchen, utility area, ground floor WC.

The first floor comprises: first floor landing, three double bedrooms and the family bathroom.

The second floor has a useful loft room, ideal for a number of uses.

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

Tenure - Freehold

Council Tax Band - C

Agents Note: Please note that some of the photographs have been enhanced with the use of AI.

### Storm Porch

A useful barrier between the home and the outdoors, the storm porch has the front door opening into the entrance hall.

### Entrance Hall

The welcoming entrance hall boasts what we believe to be, the original Victorian tiled floor. The entrance hall makes a great first impression for the home, has a panel radiator and stairs rising to the first floor landing.

### Front Reception Room 12'9 x 10'10 (3.89m x 3.30m)

The front reception room is the ideal place to relax & unwind with a double glazed bay window to the front aspect and feature open fireplace for those cosy evenings. The room has two panel radiators and is open to the rear reception room, ideal for those that like to entertain (doors could be installed to offer two separate reception rooms if preferred).

### Rear Reception Room 14'0 x 11'11 (4.27m x 3.63m)

The beautiful rear reception room is ideal for a number of purposes, it could be a dining room, second lounge or work from home space. The room is open to the front reception room, ideal for those that like to entertain (doors could be installed to offer two separate reception rooms if preferred). The room has panel radiator, door opening into the rear garden and useful built in storage to the side of the chimney breast.

### Kitchen 9'11 x 8'10 (3.02m x 2.69m)

The light & bright modern kitchen has a double glazed window to the side aspect, vertical wall mounted radiator and useful pantry. The kitchen has a range of wall & base units, sink, electric oven with induction hob & space for a fridge/freezer and dish washer.

### Utility Area 8'10 x 5'11 (2.69m x 1.80m)

The kitchen extends into the useful utility area. You will find a double glazed window to the side aspect, vertical wall mounted radiator, a range of wall & base units, sink and space for a washing machine and tumble dryer.

### Ground Floor WC 4'8 x 3'5 (1.42m x 1.04m)

The ground floor WC has a low level WC, hand wash basin and double glazed window to the side aspect.

### First Floor Landing

The first floor landing has doors opening into all three bedrooms & the bathroom, a useful storage cupboard and stairs rising to the second floor loft room.

### Bedroom One 11'11 x 11'0 (3.63m x 3.35m)

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

### Bedroom Two 10'11 x 10'10 (3.33m x 3.30m)

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

### Bedroom Three 9'6 x 8'11 (2.90m x 2.72m)

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

### Bathroom 6'6 x 5'10 (1.98m x 1.78m)

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

### Loft Room 15'10 x 11'2 (4.83m x 3.40m)

The loft room is ideal for a number of purposes. The room has two 'Velux' style windows to the rear aspect & a panel radiator.

### Outside

Upon arrival at the property you will find a well maintained gated front yard, with a pathway leading to the front door.

To the rear of the property is a charming low maintenance garden with planted borders.

### 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.

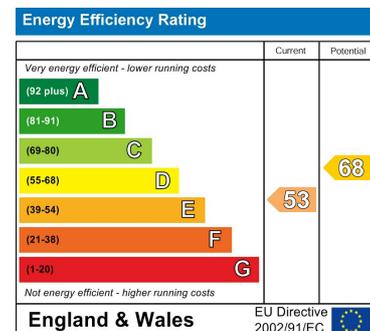
## Area Map



## Floor Plans



## Energy Efficiency Graph



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