



Damson Drive | | Evesham | WR11 2AE

**Guide Price £265,000**

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COOPER & CO

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## Key features

- THREE BED MODERN SEMI DETACHED HOUSE
- LIGHT AND AIRY LIVING ROOM
- KITCHEN DINING ROOM WITH PATIO DOORS TO REAR GARDEN
- STORAGE UNDER STAIRS
- ENTRANCE HALL
- FAMILY BATHROOM & WC
- THREE WELL PROPORTIONED BEDROOMS
- PRIVATE AND SECURE REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND REPUTABLE SCHOOL
- VIEWINGS 7 DAYS

## Description

\*\*\* WELL PRESENTED, 3 BEDROOM SEMI DETACHED PROPERTY WITH ALLOCATED OFF ROAD PARKING FOR 2 CARS IN POPULAR CENTRAL LOCATION\*\*

Internally boasting three bedrooms, family bathroom, living room , kitchen and downstairs wc. Externally benefiting from a well presented and secure rear garden and front garden and, two allocated parking spaces to the front of the property.

- Wychavon CC
- Tax Band - C
- EPC - C



## Front

Property is approached via concrete off road parking, and paved side pedestrian access to the rear garden.

## Living Room

Carpeted flooring, radiator, UPVC Windows to the front aspect, stairs to the first floor.

## Kitchen

Tile flooring, mix of wall and base units surmounted by work surface, space for white goods, integrated oven and hob with extractor over. UPVC Windows to rear aspect. UPVC Patio doors to rear garden.

## Downstairs WC

Tiled Flooring, wash hand basin, low flush WC, radiator , UPVC frosted window to side aspect.

## Family Bathroom

Tiled Flooring, UPVC frosted window to front aspect, radiator, wash hand basin, low flush WC, bath with shower over.







#### Bedroom 1

Carpeted flooring, radiator, UPVC window to front aspect.

#### Bedroom 2

Carpeted flooring, radiator, UPVC window to rear aspect.

#### Bedroom 3

Carpeted flooring, radiator, UPVC dual aspect window to side and front.

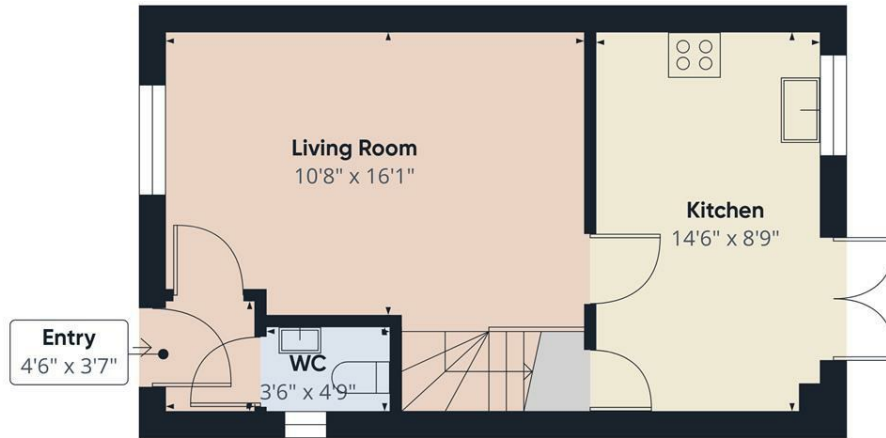
#### Rear Garden

Well presented and secure rear garden mainly lawned with patio area with fenced borders. Garden Shed.

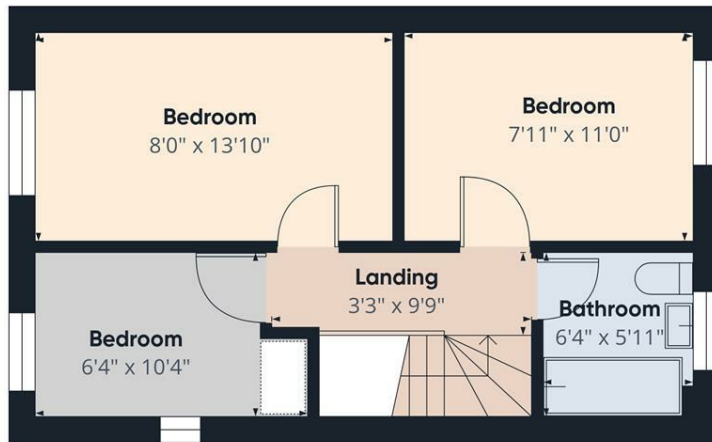
#### Location

Location : Damson Drive is located on the modern Hampton side of Evesham, within a quiet residential development popular with families. The area benefits from convenient access to local amenities and several well-regarded schools. Transport links are good, with straightforward road connections towards Worcester, Stratford-upon-Avon and Cheltenham, while Evesham Railway Station provides rail services to Worcester, Oxford and London Paddington.

# Floor plans



Floor 0



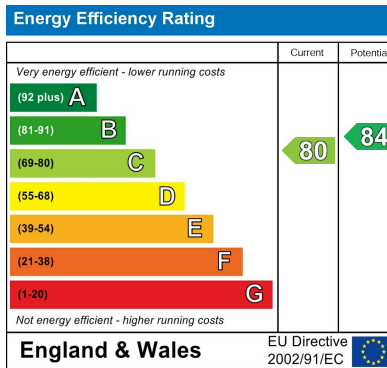
Floor 1

Approximate total area<sup>m</sup>  
693 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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