



# Leggett & James

The Vale of Evesham Property Experts



## 14 Lily Walk

, Evesham, WR11 3ER

Asking Price £265,000



Welcome to this charming three-storey terraced town house located on the desirable Lily Walk in Evesham. The property offers a perfect blend of contemporary living and comfort.

As you enter, you will find a spacious living room that opens to the garden, providing an inviting space for relaxation and entertaining. The kitchen has space for a table and there is also a ground floor cloakroom. The house boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space for guests or a home office. There is also a family bathroom and a large ensuite to the main bedroom.

Outside there is an attractive enclosed rear garden and the property comes with allocated parking for two vehicles, a valuable asset in today's busy world.

With no onward chain, this home is ready for you to move in without delay.



The front door has an inset obscure double glazed panel and opens to:

**Entrance Hall**

Having a tiled floor, radiator, spotlights, telephone point, stairs to the first floor and doors to:

**Cloakroom**

Having a tiled floor, radiator, spotlights, extractor fan and a white suite comprising a dual flush low level WC and a pedestal wash hand basin.

**Living Room 13'0" x 13'6" (3.97 x 4.13)**

Having double glazed doors that open to the rear garden, two radiators and a television point.

**Breakfast Kitchen 16'10" x 7'11" max (5.14 x 2.42 max)**

Having a double glazed window to the front, radiator, tiled floor and spotlights. The kitchen is fitted with a modern selection of wall and base units with work surfaces over. There is a single bowl sink and drainer, built in electric oven, gas hob and extractor hood over, with spaces for fridge freezer, dishwasher and washing machine. There is a space for a breakfast table and the gas fired combination boiler is tucked away in a wall cupboard.

**First Floor Landing**

Having a double glazed window to the front, radiator and stairs to the second floor.

**Bedroom Two 12'9" x 12'5" (3.9 x 3.79)**

Having a double glazed window to the rear and a radiator.

**Bedroom Three 11'0" x 6'3" (3.36 x 1.91)**

Having a double glazed window to the front and a radiator.

**Family Bathroom**

Having a radiator, extractor fan, tiled floor and a white suite comprising of a dual flush low level WC, pedestal wash hand basin and a panel bath with a bath/shower mixer.

**Second Floor Landing**

Having a radiator and a door to:

**Bedroom One 12'10" x 11'11" (3.92 x 3.65)**

This attractive room is highlighted by four 'Velux' windows that flood the room with light, there is a radiator, television point and a walk through dressing area that has a built in wardrobe, recess for further wardrobes, loft access and a door to:

**Ensuite**

Having an obscure double glazed window to the front, radiator, tiled floor, extractor fan and a white suite comprising of a dual flush low level WC, pedestal wash hand basin and a large shower cubicle.

**Outside**

The front garden is laid to lawn with established borders and a paved path that leads to the front door.

The enclosed rear garden has a paved seating area that steps up to an area of lawn with well established borders and a path that leads down the garden to a garden shed and gated rear access that opens to an area of parking where the property enjoys allocated parking for a couple of vehicles.

**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.

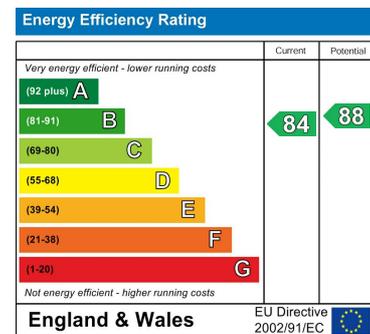
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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