

Durcott Road | | Evesham | WR11 1EH

Guide Price £359,000

COOPER & CO

KEY FEATURES

- 3 bedroom semi-detached
- Garage and driveway for 4+ cars
- Extended
- Generous front and rear gardens
- Open through lounge
- Sought after Quiet cul-de-sac location
- Ideal location for close access to Town Centre of Evesham
- **VIEWINGS AVAILABE 7 DAYS A WEEK**

DESCRIPTION

EXTENDED & WELL PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME IN DESRIABLE QUIET CUL-DE-SAC LOCATION. PARKING FOR 4+ CARS, GENEROUS FRONT AND REAR GARDENS, DETACHED SINGLE GARAGE Internally the property boasts 3 bedrooms, family bathroom, reception/office room, through lounge, downstairs bathroom, kitchen and utility room. Externally the property benefits from a driveway with off-street parking for 4+ cars, detached single garage, and generous front garden and rear garden with external shower and bbq pit. The property is ideally located with easy access to local amenities. and walking distance to Town Centre.

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.









Front
Property is approached via good sized driveway for 4+ cars to park, front garden bordered with lawned areas/hedging. and detached single garage.

Entrance Hall
Carpeted flooring, access to open lounge, storage unit, kitchen, and stairs to first floor

Lounge
Carpeted flooring, Wood burner/fireplace fitted recently (Installed in 2022), radiator, DG UPVC windows to the front aspect, storage compartment, access to reception/office room

Kitchen
Tiled flooring, DG UPVC window to the rear aspect, kitchen sink with drainer, mix of wall and base units surmounted by work surfaces, integrated gas hob with extractor fan over, integrated oven, radiator, access to utility room.

Utility Room
Wood effect vinyl flooring, wall and base units surmounted by work surface, side access to rear and front garden









Reception/Office Room
Carpeted flooring, DG UPVC Window to the rear aspect, access to downstairs bathroom, and rear garden

Downstairs Bathroom
Tiled flooring, Walk-in shower with shower overhead, heated towel rail, wash hand basin with vanity unit, DG UPVC Window to the side aspect.

Landing
Carpeted flooring, access to family bathroom, bedrooms 1, 2, and 3

Family Bathroom
Vinyl flooring, underfloor heating, half tiled, wash hand basin, low flush wc, heated towel rail, walk-in shower with shower overhead, frosted DG UPVC window to the rear aspect

Bedroom 1
Carpeted flooring, radiator, DG UPVC window to the front aspect

Bedroom 2
Carpeted flooring, radiator, DG UPVC window to the rear aspect

Bedroom 3
Carpeted flooring, radiator, DG UPVC window to the front aspect

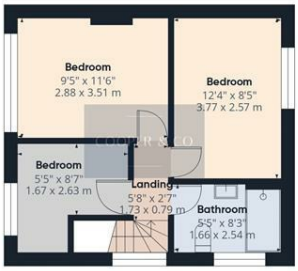
Loft
Carpeted flooring, 1-2 year old Worcester Bosch Boiler (Recently installed)

Rear Garden
Lawned garden bordered by a mix of mature shrubs and trees, with extended patio area, and external shower head, and bbq pit

Floor plans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

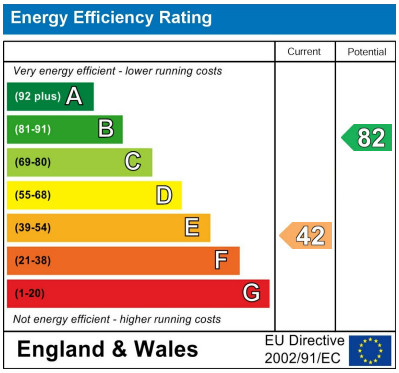
1057 ft²

98.3 m²

(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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