

Wood End | | Evesham | WR11 1XL

## Guide Price £265,000

COOPER & CO

## Key features

- WELL PROPORTIONED 3 BEDROOM SEMI DETACHED HOME
- BRIGHT LOUNGE WITH PATIO DOORS
- DINING ROOM WITH STORAGE
- WELL EQUIPPED KITCHEN WITH PATIO DOOR
- LARGE HALLWAY AND LANDING
- THREE BEDROOMS - MAIN WITH EN-SUITE
- FAMILY BATHROOM AND WC
- LANDSCAPED REAR GARDEN
- GARAGE AND OFF ROAD PARKING AT THE REAR
- VIEWINGS 7 DAYS A WEEK

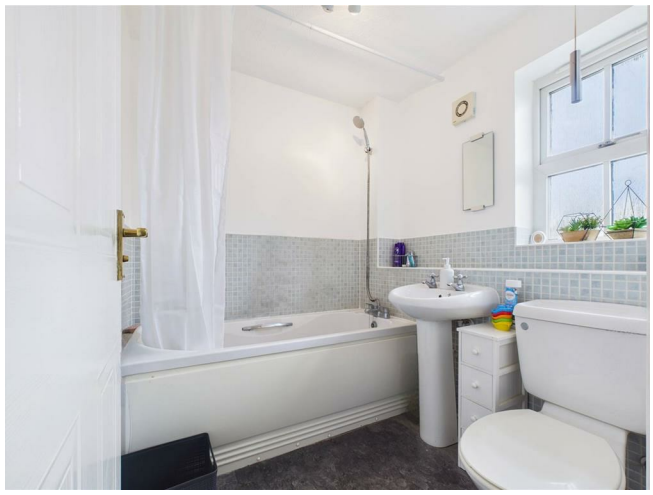
## Description

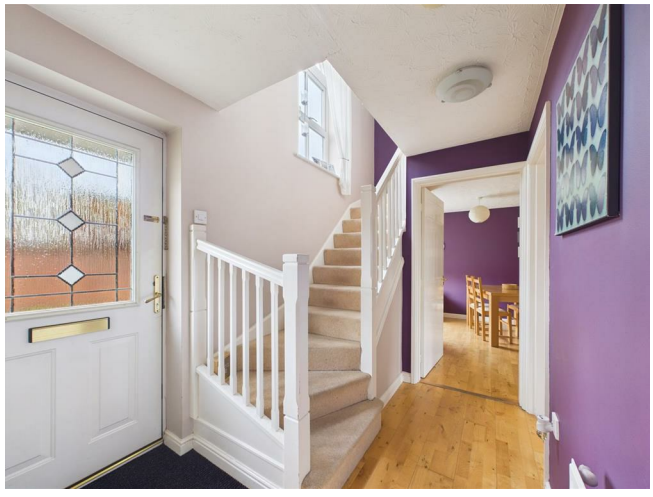
*** WELL PROPORTIONED 3 BEDROOM SEMI DETACHED PROPERTY IN A DESIRABLE RESIDENTIAL LOCATION***

Internally the property boasts of a lounge, kitchen, dining room, wc, three bedrooms main with en-suite, family bathroom, storage cupboards.
Externally the property benefits from a secure and landscaped rear garden, low maintenance front garden, garage at the rear with off road parking.









Front
Property is approached via footpath and mature front garden with pedestrian side access.

Hallway
Engineered wooden flooring underfoot, radiator and access to living room, dining room, wc and stairs to the first floor.

WC
Engineered wooden flooring underfoot, radiator, low flush wc, stand alone wash basin with title splash back, DG UPVC frosted window to front aspect.

Lounge
Engineered wooden flooring underfoot, radiator, UPVC DG Patio doors and windows to rear aspect,

Dining Room
Engineered wooden flooring underfoot, radiator, storage cupboard access, UPVC DG window to front aspect.

Kitchen
Engineered wooden flooring underfoot, mix of wall and base unites surmounted by work surface, space for white goods, integrated oven and gas hob with extractor over, radiator and UPVC Windows and door to rear aspect.

Landing
Carpet flooring underfoot, radiator, UPVC feature window to front aspect, access to bedrooms 1,2 & 3, family bathroom. Airing cupboard with water cylinder in.

Bedroom One
Carpet flooring underfoot, radiator, UPVC DG window to rear aspect, access to en-suite, fitted wardrobes.

Bedroom One En Suite
Vinyl Flooring, UPVC frosted window to rear aspect, wash hand basin, low flush WC, radiator and shower.









Bedroom Two
Carpet flooring underfoot, radiator, UPVC DG window to rear aspect, fitted wardrobes.

Bedroom Three
Carpet flooring underfoot, radiator, UPVC DG window to front aspect.

Family Bathroom
Vinyl flooring underfoot, low flush wc, stand alone hand basin, bath with shower over, UPVC DG frosted window to front aspect

Rear Garden
Well presented and secure landscaped rear garden lawned with mix of patio & decked seating areas. Garden Shed and side access.

Garage and Parking
Garage is located to the rear of the property where you also have a off road parking space in front of garage.

Garage is leasehold - vendor has advised no service or management charges. Located on a separate title. (TBC with solicitors)

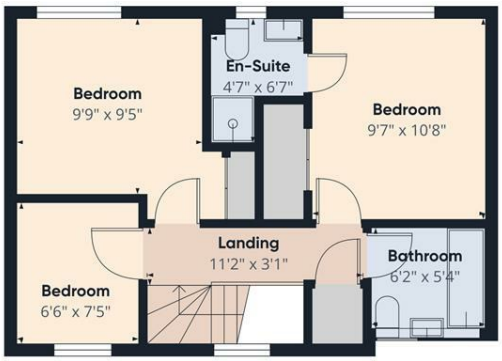
Agents Note
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Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

# Floor plans




**Floor 0** Building 1




**Floor 1** Building 1

Approximate total area(1)
939 ft²



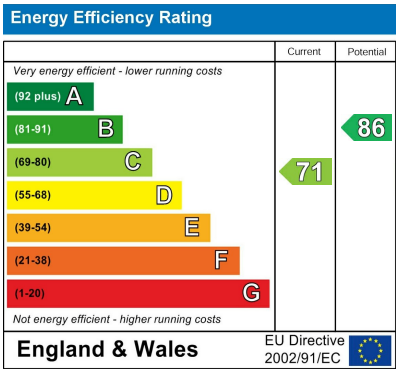

**Floor 0** Building 2

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

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