



Leggett & James

The Vale of Evesham Property Experts



14 Burford Gardens

, Evesham, WR11 3AJ

Asking Price £165,000



CHAIN FREE WARDEN CONTROLLED RETIREMENT BUNGALOW FOR THE OVER 60'S

This well presented retirement bungalow for the over 60s is offered to the market with NO ONWARD CHAIN. The property boasts two bedrooms, modern kitchen & shower room and has the benefit of being warden controlled with emergency pull cords in each room, offering peace of mind for the homeowner.



The Property

Upon arrival at the property you will find a well maintained fore garden with pathway leading to the front door of the home. The development has an abundance of residents parking available.

The accommodation comprises: entrance porch, lounge/diner, kitchen, two well proportioned bedrooms, modern shower room.

The property further benefits from an electric heating system and double glazing throughout.

- Tenure - Leasehold
- Lease Length - 125 Years from 24 June 1987.
- Service Charge - £1,837.08.
- Age restriction - Over 60 Years of age.
- Council Tax Band - B

Porch 4'0 x 2'9 (1.22m x 0.84m)

The welcoming entrance porch acts as a useful barrier between the indoors & outdoors. The porch has a double glazed window to the side aspect and door opening into the lounge/diner.

Lounge/Diner 19'2 x 9'11 (5.84m x 3.02m)

The spacious lounge/diner is the ideal space to relax & unwind. The room has a double glazed window to the front aspect, wall mounted electric heater and electric fireplace.

Kitchen 9'10 x 9'1 (3.00m x 2.77m)

The modern kitchen has a double glazed window to the rear aspect, double glazed door opening into the garden space and a wall mounted electric heater. The kitchen comprises of a range of wall & base units, sink with drainer, integrated fridge freezer, integrated electric oven & hob and space for a washing machine.

Bedroom One 14'1 x 10'1 (4.29m x 3.07m)

Double bedroom with double glazed window to the rear aspect, wall mounted electric heater and built in storage cupboard.

Bedroom Two 10'4 x 9'3 (3.15m x 2.82m)

Double bedroom with double glazed window to the front aspect and wall mounted electric heater.

Shower Room 7'3 x 5'6 (2.21m x 1.68m)

The shower room has a modern suite comprising of a low level WC, hand wash basin, shower cubicle and heated towel rail.

Outside

As you approach the property you will find a well maintained fore garden with pathway leading to the front door of the home. At the rear of the property is an enclosed patio area, ideal for al fresco dining.

The development has an abundance of residents parking available.

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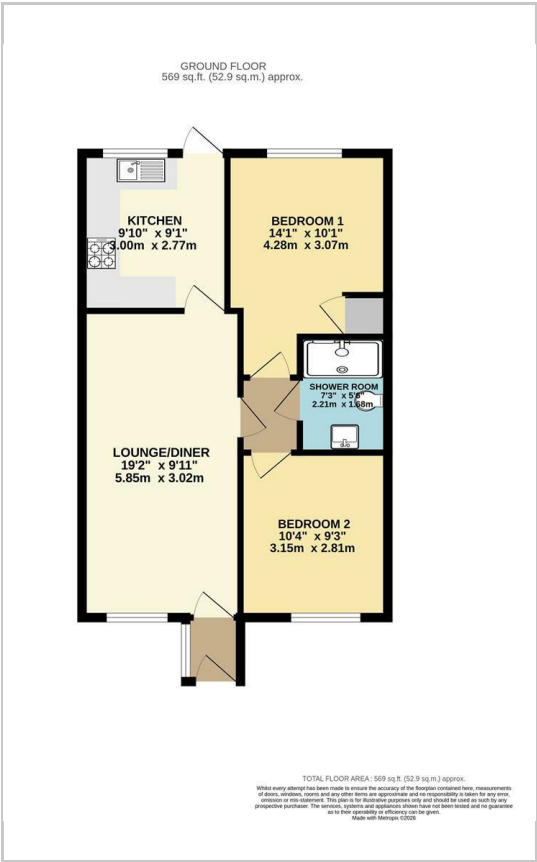
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Area Map



Floor Plans



Energy Efficiency Graph

