Leggett & James
The Vale of Evesham Property Experts



Tythe Barn View School Lane

, Middle Littleton, WR11 8LN

£950 Per Month

2 1 1 D

Nestled in the charming village of Middle Littleton, this delightful flat offers a perfect blend of comfort and convenience.

Located on the ground floor the spacious accommodation comprises of two bedroom, a large living room, modern kitchen and a wet room.

The property enjoys off road parking space, a garage and outside garden space and is available with no onward chain.







An obscure double glazed front door opens to:

Entrance Hall
Having a radiator, door to useful storage cupboard, doors to bedrooms and wet room and opening to:

Kitchen 15'0" x 7'5" (4.58 x 2.27)
Having a double glazed window to the rear, radiator and 'Worcester' gas fired combination boiler in a wall unit. The kitchen is fitted with a modern selection of wall and base units with work surfaces and matching returns. There is a stainless steel one and a half bowl sink, eye level electric double oven and a gas hob with extractor hood over. There are spaces for a fridge freezer, dishwasher and washing machine whilst a doorway leads to:

Living Room 17'10" x 13'7" (5.44 x 4.15)
This spacious room has double glazed windows to the rear and side, two radiators, television point and telephone point.

Bedroom One 11'11" x 9'7" (3.64 x 2.94)
Having a double glazed window to the rear, radiator and television point.

Bedroom Two 10'5" x 8'11" (3.19 x 2.72)
Having double glazed windows to the rear and side and a radiator.

Wet Room 7'5" x 5'8" (2.28 x 1.74)
Having an obscure double glazed window to the side, radiator, extractor fan, dual flush low level WC, pedestal wash hand basin and a shower area with electric shower.

Outside
A wrought iron gate opens to a shared path leading to the front door. To the side and rear of the property is an area of garden which is bordered by wrought iron railed fencing. The property enjoys an off road parking space which is to the far side of the property and sits in front of a single garage that belongs to the property.

Digital Photography Disclaimer
“All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations.”

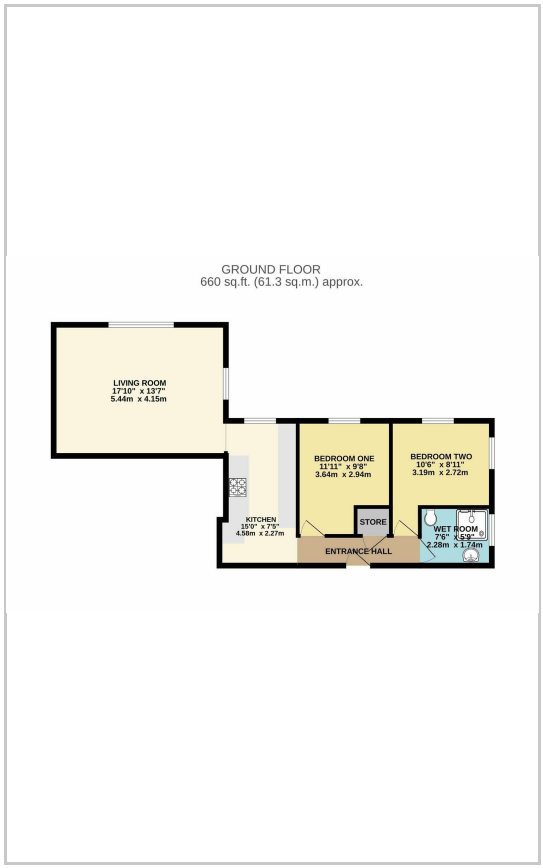
“Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only.”

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.

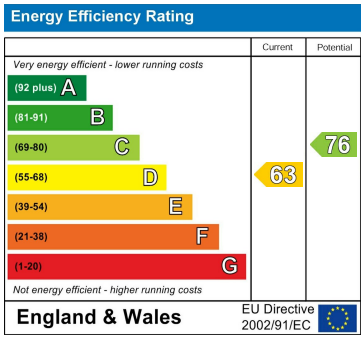
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Merstow Green, Evesham, Worcestershire, WR11 4BD
Tel: 01386 761241 Email: enquiries@leggettandjames.co.uk www.leggettandjames.co.uk