



Leggett & James

The Vale of Evesham Property Experts



4 Kings Road

Evesham, Worcs, WR11 3BF

£225,000



This traditional Victorian style terrace house has had attention lavished on it by the current owner, who has created a delightful home offering the combination of well appointed modern amenities and traditional period features.

The accommodation enjoys both a living room and sitting room, a kitchen, two double bedrooms and a first floor bathroom.

Viewing of this superb example is recommended to appreciate all that the property has to offer.



The Entrance

Standing under an open porch, the front door opens to:

Hall

with a feature decorative quarry tiled floor and doors leading to:

Living Room 11'6 x 10' (3.51m x 3.05m)

having a double glazed bay window to the front, a stunning polished timber floor, radiator and a feature decorative fireplace.

Sitting Room 15'2 x 11'4 (4.62m x 3.45m)

with a double glazed window to the rear, a radiator, a decorative fireplace, stairs to the first floor and a door to:

Kitchen 10'7 x 9' (3.23m x 2.74m)

with two double glazed windows to the side and fitted with a range of fitted cupboards, drawers and work surfaces included a single drainer sink unit. There is also plumbing for a washing machine, a cooker point and a useful under stair store cupboard. A double glazed door opens to the rear garden.

First Floor Landing

with doors leading off to all rooms and a generous loft hatch that enjoys a pull down ladder. The attic space has been fully boarded and has lighting.

Bedroom One 15'2 x 9'9 (4.62m x 2.97m)

with a double glazed window to the front and a radiator

Bedroom Two 11'9 x 11'4 (3.58m x 3.45m)

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

Bathroom 10'7 x 9' (3.23m x 2.74m)

with an obscure double glazed window to the rear and enjoying a modern white suite comprising a low level WC, a pedestal wash basin, a separate shower cubicle and a bath tub with central taps. There is also an airing cupboard which houses a wall mounted 'Worcester' gas combination boiler (installed in 2025) and shelving.

Outside

The front of the property has a low brick wall and a gate opening to a pathway to the front door.

At the rear of the house is a delightful garden space, which enjoys an area of lawn that is edged by well stocked mature borders and a paved terrace, perfect for outdoor relaxing. There is also an Garden WC and separate Store, whilst the property enjoys a gated access onto a rear shared access lane.

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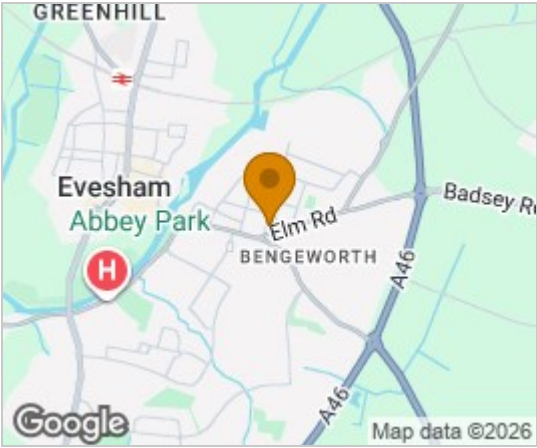
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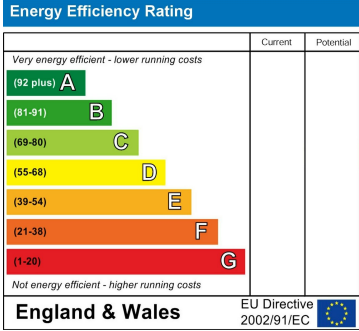
Area Map



Floor Plans



Energy Efficiency Graph



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