

Egremont Close | Evesham | WR11 3JL

Guide Price £270,000

COOPER & CO

Key features

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED
- FULLY FITTED MODERN KITCHEN DINER
- DUAL ASPECT LOUNGE WITH PATIO DOORS LEADING TO REAR GARDEN
- FAMILY BATHROOM, EN-SUITE & WC
- WELL PRESENTED SECURE REAR GARDEN
- DRIVEWAY FOR 2+ CARS
- QUIET CUL-DE-SAC LOCATION
- **NO ONWARD CHAIN**
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**

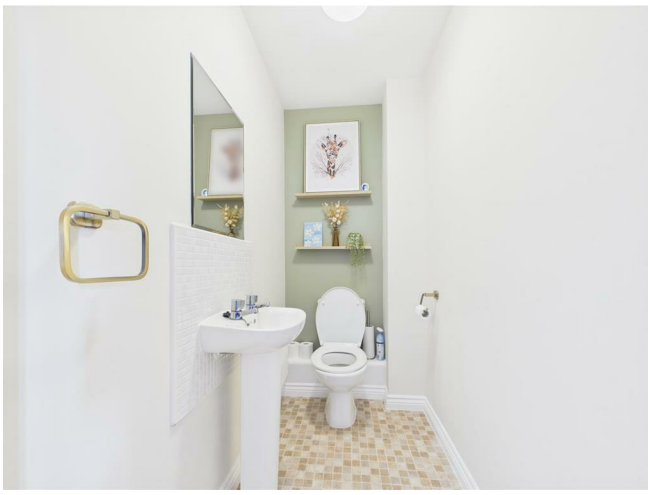
Description

*** BEAUTIFULLY PRESENTED, MODERN & CHIQUE 3 BEDROOM SEMI DETACHED PROPERTY WITH DRIVEWAY FOR 2 CARS IN QUIET DESIRABLE CAL-DE-SAC LOCATION** Internally boasting three bedrooms, main bedroom with en-suite, family bathroom, living room , kitchen dining room and downstairs wc. Externally benefiting from a well presented and secure rear garden with side access with tandem driveway for 2 + cars.

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.









Hallway
Vinyl flooring underfoot, radiator, doors leading to Kitchen, downstairs WC & Lounge and stairs to first floor.

Kitchen/ Diner
Vinyl flooring underfoot, mix of wall and base unites surmounted by work surface, space for white goods, integrated oven and hob with extractor over, radiator and UPVC Windows to front aspect.

Downstairs WC
Vinyl Flooring, tiled splash back, wash hand basin, low flush WC, radiator.

Lounge
Vinyl flooring underfoot, radiator, UPVC Windows to the rear and side dual aspect, UPVC French doors to rear garden.

Landing
Carpet flooring underfoot, UPVC window to side aspect, doors to three bedrooms and family bathroom.

Bedroom 1
Carpeted flooring underfoot, UPVC window to front aspect, door to en-suite.









Bedroom 1 Ensuite
Vinyl Flooring, UPVC frosted window to front aspect, wash hand basin, low flush WC, radiator and walk in shower.

Bedroom 2
Carpeted flooring underfoot, radiator, UPVC window to rear aspect.

Bedroom 3
Carpeted flooring underfoot, radiator, UPVC window to rear aspect.

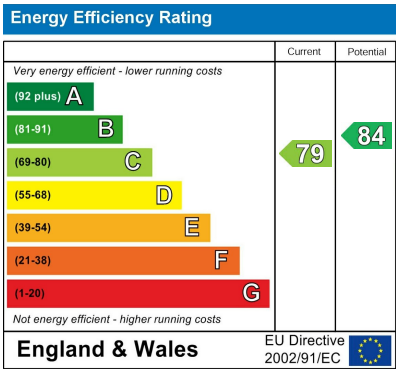
Family Bathroom
Vinyl Flooring underfoot, wash hand basin, low flush WC, bath.

Rear Garden
Well presented and secure rear garden mainly lawned with mix of patio & graveled seating areas. 2 Garden Sheds and side access.

Agents Note
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





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