Damson Drive | | Evesham | WR11 2AE

Guide Price £265,000

COOPER & CO

Key features

- THREE BED MODERN SEMI DETACHED HOUSE
- LIGHT AND AIRY LIVING ROOM
- KITCHEN DINING ROOM WITH PATIO DOORS TO REAR GARDEN
- STORAGE UNDER STAIRS
- ENTRANCE HALL
- FAMILY BATHROOM & WC
- THREE WELL PROPORTIONED BEDROOMS
- PRIVATE AND SECURE REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND REPUTABLE SCHOOL
- VIEWINGS 7 DAYS

Description

*** WELL PRESENTED, 3 BEDROOM SEMI DETACHED PROPERTY WITH ALLOCATED OFF ROAD PARKING FOR 2 CARS IN POPULAR CENTRAL LOCATION** Internally boasting three bedrooms, family bathroom, living room , kitchen and downstairs wc. Externally benefiting from a well presented and secure rear garden and front garden and, two allocated parking spaces to the front of the property.

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.

- Wychavon CC
- Tax Band - C
- EPC - C

Front
Property is approached via concrete off road parking, and paved side pedestrian access to the rear garden.

Living Room
Carpeted flooring, radiator, UPVC Windows to the front aspect, stairs to the first floor.

Kitchen
Tile flooring, mix of wall and base unites surmounted by work surface, space for white goods, integrated oven and hob with extractor over. UPVC Windows to rear aspect. UPVC Patio doors to rear garden.

Downstairs WC
Tiled Flooring, wash hand basin, low flush WC, radiator , UPVC frosted window to side aspect.

Family Bathroom
Tiled Flooring, UPVC frosted window to front aspect, radiator, wash hand basin, low flush WC, bath with shower over.

2

Bedroom 1
Carpeted flooring, radiator, UPVC window to front aspect.

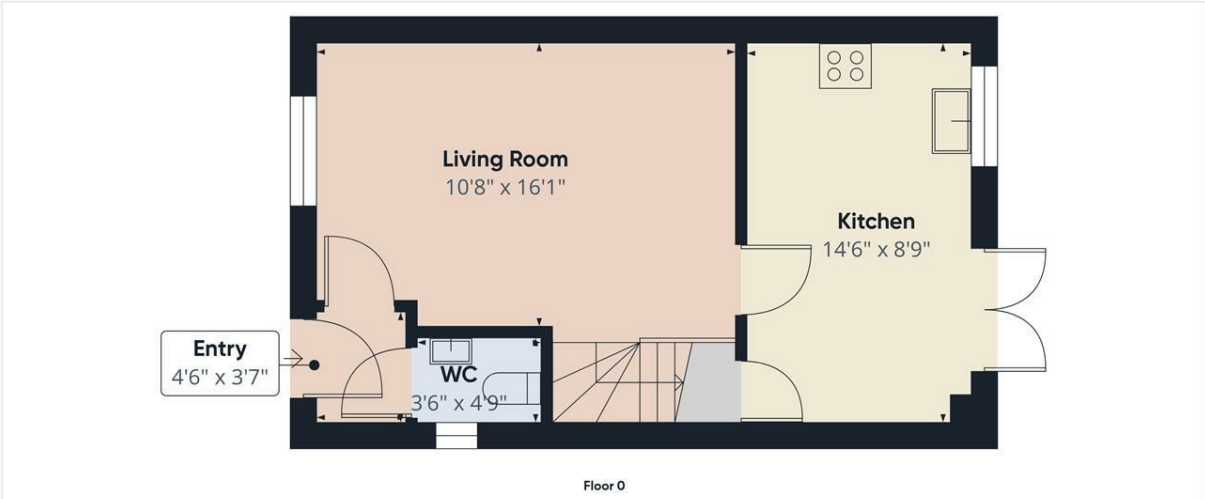
Bedroom 2
Carpeted flooring, radiator, UPVC window to rear aspect.

Bedroom 3
Carpeted flooring, radiator, UPVC dual aspect window to side and front.

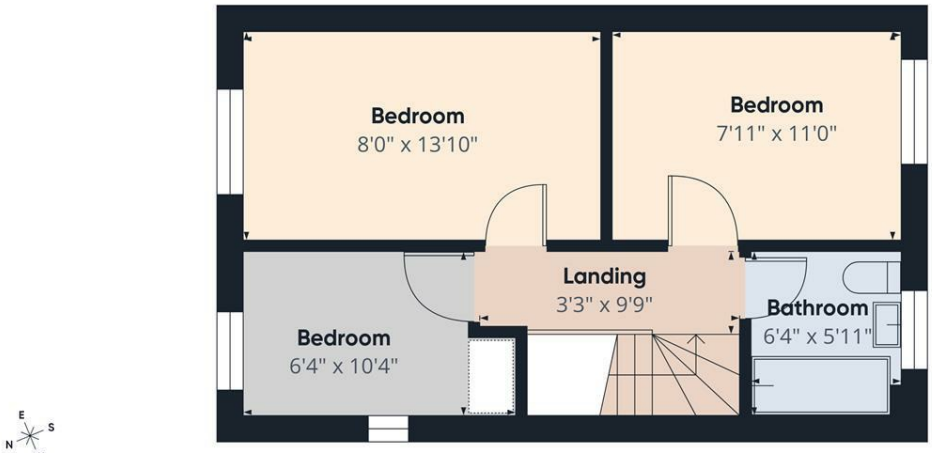
Rear Garden
Well presented and secure rear garden mainly lawned with patio area with fenced borders. Garden Shed.

Location
Location : Damson Drive is located on the modern Hampton side of Evesham, within a quiet residential development popular with families. The area benefits from convenient access to local amenities and several well-regarded schools. Transport links are good, with straightforward road connections towards Worcester, Stratford-upon-Avon and Cheltenham, while Evesham Railway Station provides rail services to Worcester, Oxford and London Paddington.

Floor plans



Floor 0



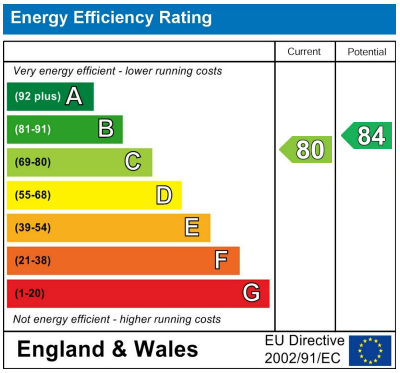
Floor 1

Approximate total area(1)
693 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk