



Leggett & James

The Vale of Evesham Property Experts



144 Pershore Road

, Evesham, WR11 2PJ

Asking Price £265,000



STUNNING EXAMPLE OF A VICTORIAN FAMILY HOME WITH SPACIOUS REAR GARDEN, SOCIABLE KITCHEN/DINER AND GARAGE WITH OFF ROAD PARKING TO THE REAR

This great example of an improved Victorian family home boasts two bedrooms + a useful loft room, spacious rear garden with a garden studio/workshop which is ideal for a number of uses & a garage and off road parking the rear.

The property must be viewed to appreciate all that is on offer.



The Property

As you approach the property you will be greeted by a welcoming front courtyard with pathway leading to the front door of the home.

The spacious ground floor of the property comprises: entrance hall, generous lounge/diner, sociable kitchen/diner.

The first floor comprises: first floor landing, two well proportioned bedrooms, family bathroom.

The second floor comprises of a useful loft room, ideal for a number of uses.

The property further benefits from gas central heating, double glazing throughout, stunning rear garden with garden studio/workshop and a garage with off road parking to the rear.

Tenure - Freehold
Council Tax Band - B

Entrance Hall

The welcoming entrance hall makes a great first impression for them home. The entrance hall has a panel radiator and stairs rising to the first floor.

Lounge/Diner 22'4 x 16'9 (6.81m x 5.11m)

The ideal space to relax & unwind, the spacious and elegant lounge/diner has a double glazed bay window to the front aspect and a further double glazed window to the rear. The room has two panel radiators, a useful storage cupboard under the stairs, storage to the right hand side of the chimney breast and two panel radiators.

Kitchen/Diner 27'9 x 11'3 (8.46m x 3.43m)

The extended kitchen/diner has created a spacious and sociable space for those that like to entertain. The room has three double glazed windows to the side aspect, side door leading to the garden and sliding patio doors to the rear, also opening into the rear garden, you will also find a useful nook for coat hanging and storage which has electric with space for a tumble dryer.

The kitchen itself has a range of wall & base units, sink with drainer and space for a dishwasher, washing machine, oven & fridge/freezer and two panel radiators.

First Floor Landing

The first floor landing has a double glazed window to the front aspect, panel radiator and stairs rising to the second floor loft room.

Bedroom 1 11'0 x 9'7 (3.35m x 2.92m)

Double bedroom with double glazed window to the front aspect & panel radiator.

Bedroom 2 12'4 x 8'9 (3.76m x 2.67m)

Double bedroom with double glazed window to the rear aspect, panel radiator and useful built in storage cupboard.

Bathroom 9'2 x 8'1 (2.79m x 2.46m)

The generous family bathroom has a double glazed window to the rear aspect. The suite comprises of a heated towel rail, low level WC, hand wash basin and bath with shower over.

Loft Room 15'11 x 10'7 (4.85m x 3.23m)

The loft room is ideal for a number of purposes. The room has two 'Velux' style windows to the rear aspect, panel radiator, built in storage and accessible eaves storage.

Garage 17'9 x 12'3 (5.41m x 3.73m)

The useful garage is accessed via a lane to the rear of the property and has an off road parking space in front. The garage has a traditional 'up & over' style garage door to the front aspect, personnel door which offers access from the garden and two windows to the side aspect.

Garden Studio/Workshop 12'5 x 17'1 (3.78m x 5.21m)

This versatile and useful space can be used for a number of purposes. The garden studio/workshop has light, power and windows to the front and side aspect and double doors opening into the garden.

Outside

Upon arrival at the property you will be greeted by a welcoming front courtyard with pathway leading to the front door of the home.

To the rear of the property is a spacious and well kept rear garden with a spacious patio and lawn beyond. The garden has the addition of a garden studio/workshop which is ideal for a number of uses.

Accessed via a lane to the rear is a use garage and parking space.

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.

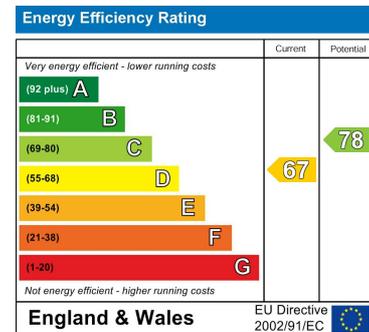
Area Map



Floor Plans



Energy Efficiency Graph



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