



# Leggett & James

The Vale of Evesham Property Experts



## 71 Overbrook

Evesham, Worcs, WR11 1DD

Asking Price £320,000



This detached bungalow is set at the head of a cul de sac and enjoys a lovely well stocked mature garden.

The accommodation offers two bedrooms, with a living room, a kitchen, shower room and a conservatory, whilst there is off road parking and a single garage which enjoys an electric door.

This property is available with no onward chain and viewing is recommended to appreciate the potential and location.



## Entrance

having a double glazed front door opening to an enclosed lobby with a further door to:

## Reception Hall

with access to the loft space, a panel radiator, a useful built in store cupboard and doors leading off to:

## Living Room 19'8 x 11'7 (5.99m x 3.53m)

having double glazed windows, radiators, a wood style laminate floor and a coal effect gas fire.

## Kitchen 9'9 x 9 (2.97m x 2.74m)

with a double glazed window and door to the outside and fitted with a modern kitchen offering a range of cupboards, drawers and work surface, a single drainer sink and a four ring gas cooker hob with an extractor hood above, a raised electric oven and fitted microwave. There is also plumbing for a washing machine and a radiator.

## Bedroom One 13'4 x 9'9 (4.06m x 2.97m)

with a double glazed window to the rear, a panel radiator, wood laminate flooring and having a range of fitted wardrobes and drawers.

## Bedroom Two 10'8 x 9'5 (3.25m x 2.87m)

having a wood laminate floor, radiator and a built in wardrobe with sliding mirror doors. A double glazed sliding door opens to:

## Conservatory 8'8 x 7'4 (2.64m x 2.24m)

with double glazed windows and doors that open to the rear garden.

## Outside

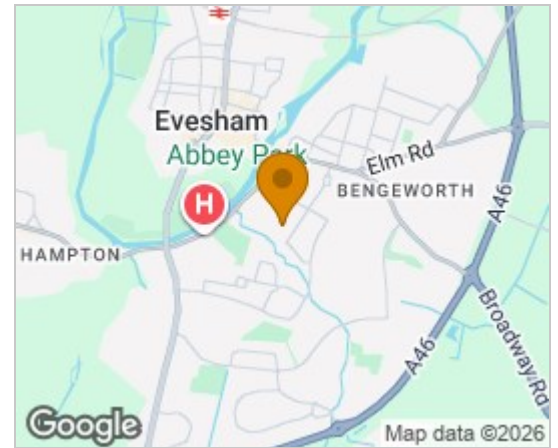
the property enjoys a plot at the end of the cul de sac with a driveway providing off road parking and access to the Garage: having an electric roll up door, power, lighting and access to the rear garden. There is also a wall mounted 'Worcester' gas combination boiler.

The rear garden is an absolute delight as it has been well looked after and stocked with borders that enjoy a variety of plants, trees and shrubs.

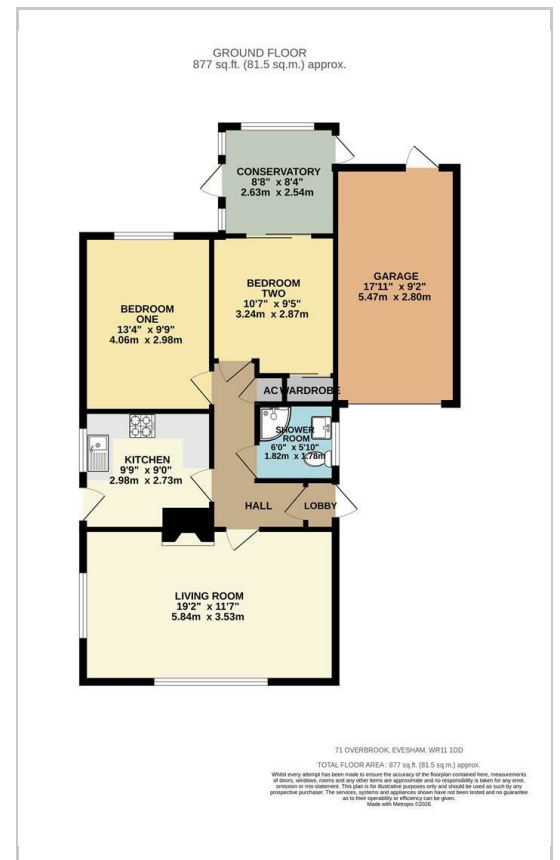
## Referrals

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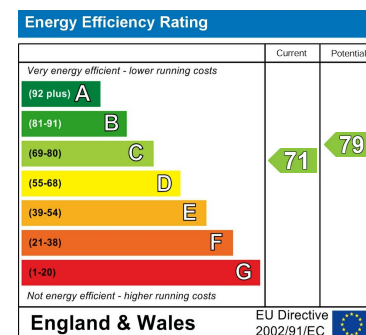
## Area Map



## Floor Plans



## Energy Efficiency Graph



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