



Evesham Road

LE3 2BE

£225,000

Spacious Town House

Well presented throughout - Early viewing highly recommended.

Hallway

Reception/Lounge

Kitchen Diner

Fitted Breakfast Kitchen

3 Bedrooms

Family Bathroom & W.C

Location:

The house is pleasantly situated in the popular sought after location, which benefits from a good range of local facilities and amenities, including schools, shopping, places of worship, parks and community centres.

Viewing:

Strictly by telephone appointment to be arranged through the Selling Agents.

Entrance Hall

Enter and expect to be welcomed into a spacious entrance hall, giving you access to all ground floor rooms and stairs leading to 1st floor landing.

Reception/Living Room 26'4 x 10.6'

Bright and airy this room comprises of a fireplace, a double glazed bay window to front elevation, carpeted floor, coving to ceiling and two central heating radiators.

Kitchen/Dining Room 24'8 x 8'5

This contemporary kitchen is fitted with a range of wall and base units with work surface over, stainless steel sink, splash back tiling, integrated hob and oven with extractor hood over, The floor is tiled. UPVC double glazed windows to side elevation.

Dining Area comprises of laminate flooring and double glazed bay window to side elevation.

W.C

Comprises of a w.c and hand wash basin.

Storage Room

1st Floor Landing

Bedroom One 15'2 x 12'11

Expect to find a double-glazed bay window to front elevation, storage cupboards and central heating radiator.

Bedroom Two 13' x 9'8

Comprises of a double-glazed window to rear elevation, feature fireplace, storage cupboard and central heating radiator.

Bedroom Three 11'9 x 8'5

Comprises of a double-glazed window to front elevation, and central heating radiator.

Bathroom 11'8 x 5'5

Comprises of a three piece bathroom suite comprising of a bathtub, w.c, hand washbasin, part tiled walls and Lino floor. Central heating radiator, window to the side elevation.

Outside

Front

Walled front garden.

Rear Garden

Well presented garden featuring a paved patio area and lawned area over two levels. Access to front of the property.

Particulars are thought to be materially correct, though their accuracy is not guaranteed, and they do not form part of any contract. The statements made are without responsibility. Neither Nico Properties nor their

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