



Leggett & James

The Vale of Evesham Property Experts



34 Anne Crescent

Evesham, Worcs, WR11 1HZ

Asking Price £255,000



Occupying an attractive corner plot, this well-presented semi-detached family home offers generous living space both inside and out, together with ample off-road parking for multiple vehicles.

The accommodation is thoughtfully arranged and comprises three bedrooms, a spacious living room, an impressive open-plan kitchen/dining room and a stylish contemporary bathroom, all presented in excellent order throughout.

To the rear, the property enjoys a delightful westerly-facing garden, providing the perfect setting for outdoor dining, entertaining and relaxing whilst making the most of the afternoon and evening sunshine.

Offered to the market with the added benefit of no onward chain, this vacant property presents an excellent opportunity for buyers seeking a straightforward move.



The Location

Anne Crescent is a well-established and highly regarded residential location on the outskirts of Evesham, popular with families and professionals alike. The area offers convenient access to local schools, everyday amenities and excellent road links, whilst remaining within easy reach of Evesham's town centre and its wide range of shops, restaurants and leisure facilities.

Entrance Hall

a double glazed multi lever front door opens to a porch with obscure double glazed windows and an archway leads through to the Hall: with a panel radiator, stairs to the first floor and a glass panel door to:

Kitchen Diner 14'8 x 6'8 + 8'5 x 7'6 (4.47m x 2.03m + 2.57m x 2.29m)

having double glazed windows to the front and rear, along with a double glazed side door to the rear garden. The kitchen is well equipped with an array of fitted cupboards, drawers and work surfaces. There is a single drainer sink and a four ring electric cooker hob with an oven below and extractor hood above. There is also space and plumbing for a washing machine and dishwasher. A glass panel door opens to:

Living Room 17'5 x 11'4 (5.31m x 3.45m)

with a double glazed window to the front and double glazed sliding doors to the rear garden. There are two panel radiators, wall light points and a decorative fireplace with an inset stone laid gas fire.

First Floor Landing

having a double glazed window to the rear, a panel radiator, access to the loft space and a cupboard which houses a wall mounted Worcester gas combination boiler. Doors lead off to:

Bedroom One 11'5 x 11'5 (3.48m x 3.48m)

with a double glazed window to the front, a panel radiator and a fitted wardrobe.

Bedroom Two 11'3 x 8'8 min 13'1 x 11'5 max (3.43m x 2.64m min 3.99m x 3.48m max)

having a double glazed window to the front and a panel radiator.

Bedroom Three 8'3 x 8'3 (2.51m x 2.51m)

with a double glazed window to the rear and a panel radiator.

Bathroom

having an obscure double glazed window to the rear and fitted with a modern white suite comprising a low level WC, a vanity wash basin with storage below and a P shape bath, having a glass splash screen and a hot water shower. The room is complemented by decorative tiling throughout, a wall mounted chrome towel heater and a fitted mirror.

Outside

the outside space offered by this property is a real key feature for anyone looking to accommodate multiple vehicles, as there is plenty of brick paved parking to be found. A gate to the side opens to the rear garden, which enjoys a pleasant westerly facing aspect and a degree of seclusion. Laid out with further brick paving, shrub borders and an area of lawn which is edged by decorative timber sleepers.

Digital Photography Disclaimer

"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

Referrals

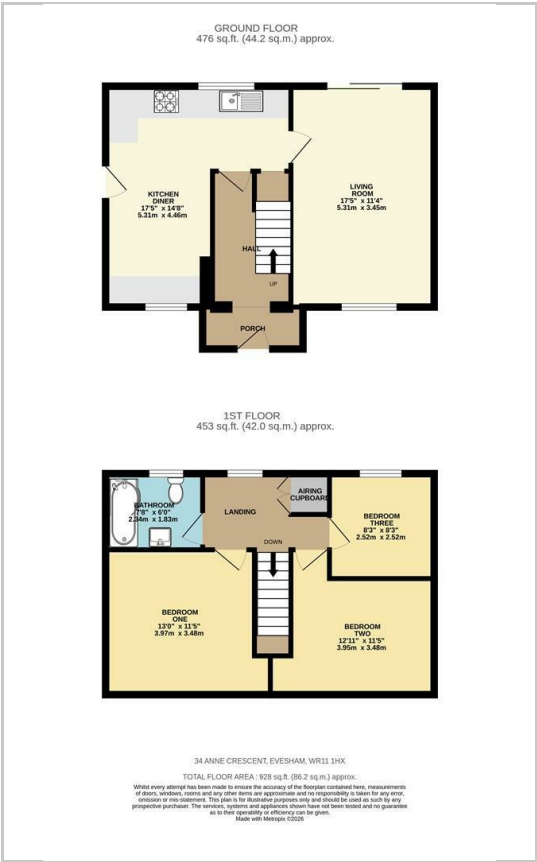
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

