



Leggett & James

The Vale of Evesham Property Experts



13 New Road

Hampton, Evesham, WR11 2NG

Asking Price £300,000



This handsome semi detached family home has plenty to offer, including four bedrooms, two reception room, a generous southerly facing rear garden and rear vehicle access.

Available with no onward chain, the property also enjoys double glazing and gas central heating, whilst there is also a cloakroom, a kitchen breakfast room and stylish bathroom suite.

Viewing of this superb example is highly recommended to appreciate all that is on offer.



Entrance

A glass panel front door stands under an open canopy and leads to:

Reception Hall

having stairs to the first floor with storage space below, a laminate floor covering, radiator and a further useful cupboard with an obscure double glazed window. Doors lead off from the hall to:

Cloakroom

having an obscure double glazed window to the front, a low level WC and a wall mounted wash basin.

Living Room 14'1 x 11'8 (4.29m x 3.56m)

with a double glazed bay window to the front, TV and telephone points, laminate floor covering and a feature decorative fireplace. Twin glass panel doors open to:

Dining Room 11'9 x 10'8 (3.58m x 3.25m)

the laminate floor covering flows through from the living room, whilst there is a double glazed sliding door opening to the garden room, a radiator and a feature decorative fireplace. Door to the reception hall.

Kitchen Breakfast Room 8'8 x 7'5 + 9'9 x 9'4 (2.64m x 2.26m + 2.97m x 2.84m)

with double glazed windows to the side and rear, a ceramic tiled floor and a concealed wall mounted gas central heating boiler. The kitchen is well equipped with a range of cupboards, drawers and work surfaces, including a ceramic sink with a feature mixer tap. There is space for a range style cooker with an extractor hood above, plumbing for a washing machine and dishwasher, along with an integral fridge. A further double glazed door opens to:

Garden Room 11'1 x 7'8 (3.38m x 2.34m)

having twin double glazed doors opening to the rear garden, ceramic floor tiles and power points.

First Floor Landing

with a double glazed window to the side, access to the loft space and doors leading off to:

Bedroom One 141 x 12'2 max (42.98m x 3.71m max)

with a double glazed bay window to the front, a panel radiator, telephone point, a store cupboard with shelving and a useful walk in cupboard.

Bedroom Two 11'9 x 9' (3.58m x 2.74m)

having a double glazed window to the rear, a laminate floor covering and a panel radiator.

Bedroom Three 10'5 x 9'7 (3.18m x 2.92m)

with a double glazed window to the rear, a panel radiator, laminate floor covering and fitted wardrobes.

Bedroom Four 8'6 x 6'7 (2.59m x 2.01m)

with a double glazed window to the side, a panel radiator and a laminate floor covering.

Bathroom

with an obscure double glazed window to the front and fitted with a stylish white suite comprising a low level WC, a pedestal wash basin and a panel bath with a shower mixer tap, a glass splash screen and surrounded by vinal wall coverings.

Outside

The front of the property is set behind a low brick wall with a gate opening to a path that leads to the front door and to a side gate which leads to the rear garden.

One of the features of the property is the generous enclosed rear garden, which enjoys a preferable southerly facing aspect and makes the perfect space for any family looking to enjoy outdoor living. There is also the benefit of rear vehicle access, with a gate that opens into the garden, along with a large timber built shed.

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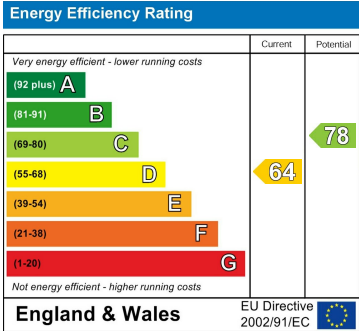
Area Map



Floor Plans



Energy Efficiency Graph



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