Leggett & James
The Vale of Evesham Property Experts



23 The Leys

, Evesham, WR11 3AR

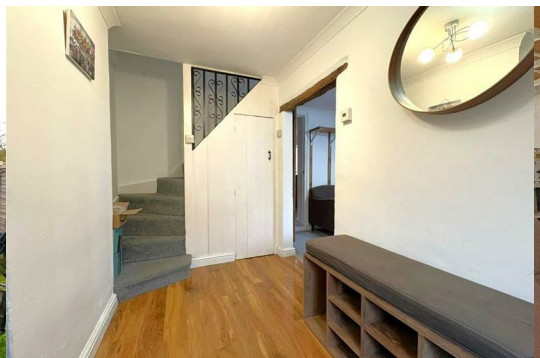
Fixed Asking Price £185,000

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CHAIN FREE END OF TERRACE COTTAGE WITH SPACIOUS KITCHEN/DINER OVERLOOKING THE REAR GARDEN

This well presented two bedroom end of terrace cottage is offered to the market with no onward chain, offering the purchaser a hassle free, smooth purchase. The property boats a well maintained and generous rear garden, spacious kitchen/diner and ensuite to the main bedroom.







The Property

As you approach the property you will find a side gate offering access to the generous rear garden.

The ground floor comprises: entrance hall, living room, kitchen/diner, bathroom.

The first floor comprises: first floor landing, bedroom 2, first floor study.

The second floor comprises: bedroom 1 & ensuite shower room.

The property further benefits from gas central heating, double glazing throughout and enclosed rear garden.

Tenure - Freehold
Council Tax Band - B

Entrance Hall 6'2 x 11'11 (1.88m x 3.63m)

The welcoming entrance hall makes a great first impression for the home with a useful under stairs storage cupboard and stairs rising to the first floor.

Living Room 12'1 x 11'6 (3.68m x 3.51m)

The ideal place to relax and unwind, the living room has a double glazed window to the front aspect and panel radiator.

Kitchen Diner 19'0 x 10'11 (5.79m x 3.33m)

The spacious kitchen diner is ideal for those that like to entertain. The room has a panel radiator, double glazed window to the rear aspect as well as a double glazed door offering access to the rear garden. The kitchen itself comprises of a range of wall & base units, electric oven & hob, sink with drainer, space for a washing machine and built in, under counter fridge and freezer.

Bathroom 9'0 x 5'9 (2.74m x 1.75m)

The bathroom has a double glazed window to the side aspect and a useful storage cupboard. The suite comprises of a low level WC, hand wash basin, p-shaped bath with shower over and shower screen.

First Floor Landing

The first floor landing has a double glazed window to the rear aspect and offers access to the second bedroom and study.

Bedroom 2 12'0 x 9'9 (3.66m x 2.97m)

Double bedroom with dual aspect double glazed windows to the front and rear aspects and panel radiator.

First Floor Study 9'3 x 8'0 (2.82m x 2.44m)

The useful study is a flexible space which is ideal for a number of uses (could be used as an occasional bedroom) has a double glazed window to the front aspect and panel radiator. There is a door offering access to the stairs which rise to the second floor bedroom.

Bedroom 1 18'3 x 12'1 (5.56m x 3.68m)

Generous double bedroom with two double glazed windows to the front aspect and panel radiator. The bedroom has access to it's own modern ensuite shower room.

Ensuite Shower Room 6'9 x 4'10 (2.06m x 1.47m)

The modern ensuite shower room comprises of a low level WC, corner hand wash basin, shower cubicle and extractor fan.

Outside

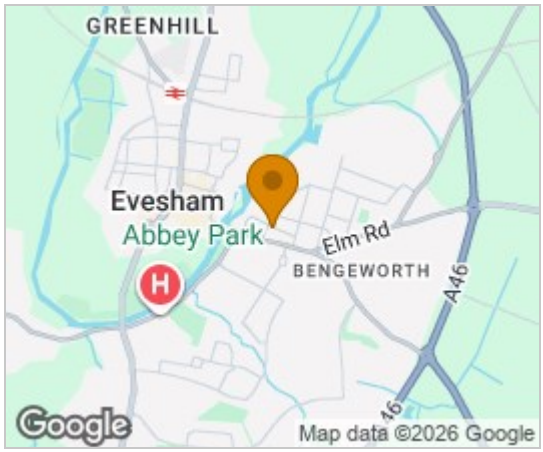
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At the rear of the property is a generous rear garden. The garden is well kept with a patio, lawn beyond and good sized shed.

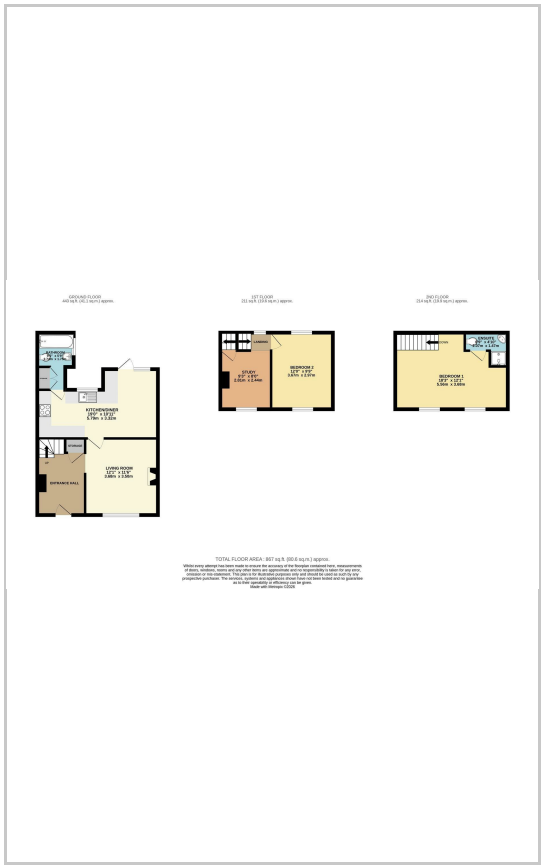
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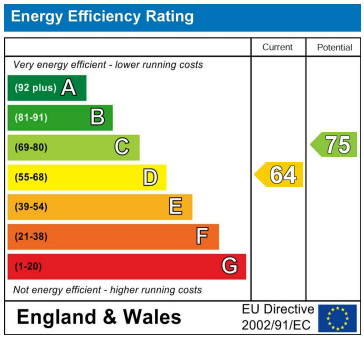
Area Map



Floor Plans



Energy Efficiency Graph



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7 Merstow Green, Evesham, Worcestershire, WR11 4BD
Tel: 01386 761241 Email: enquiries@leggettandjames.co.uk www.leggettandjames.co.uk