Leggett & James
The Vale of Evesham Property Experts



1 Wych Elm Grove

, Evesham, WR11 3FT

Fixed Asking Price £198,750

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BEAUTIFULLY PRESENTED MODERN TWO DOUBLE BEDROOM 75% SHARED OWNERSHIP HOME

This beautifully presented modern property is 75% shared ownership, but can also be purchased as a 100% freehold purchase (100% freehold purchase price is £265,000).

The property boasts two double bedrooms, a generous plot with gardens extending to the front and both sides of the home and a driveway for two vehicles. The property is offered to the market in 'turn key' condition and has been incredibly well looked after by the current owners.





The Property
Upon arrival at the property you can appreciate the generous plot on offer. You will find a driveway for multiple vehicles, a pathway with gate offering access to the rear garden and a generous fore garden stretching around front the front and side of the home.

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

The first floor comprises of: first floor landing, two double bedrooms, family bathroom.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Leasehold (shared ownership)
Lease details:
Lease Length - 990 years from 1 April 2022
Service charge - £54.92 Per month.
Rent - £168.59 Per month.
Council Tax Band - C

Entrance Hall
The welcoming entrance hall sets the tone for this beautiful home. The hall has a generous under stairs cupboard, panel radiator & stairs rising to the first floor, with modern panelling following the curve of the stairway.

Living Room 15'1 x 9'10 (4.60m x 3.00m)
The light & bright family living room is the perfect place to relax & unwind. The room has dual aspect double glazed windows to the front & side aspects and panel radiator.

Kitchen/Diner 15'1 x 9'2 (4.60m x 2.79m)
The stunning kitchen/diner has dual aspect double glazed windows to the front & side aspects, double glazed door opening into the rear garden and panel radiator. The modern kitchen has a range of wall & base units, sink with drainer, electric oven with gas hob and space for both a fridge freezer & washing machine.

Ground Floor WC 5'1 x 3'6 (1.55m x 1.07m)
The useful ground floor WC comprises of a low level WC, hand wash basin & panel radiator.

First Floor Landing
The first floor landing has doors opening into both double bedrooms and the family bathroom. The landing has a useful storage cupboard and panel radiator.

Bedroom One 15'1 x 9'10 (4.60m x 3.00m)
Double bedroom with dual aspect double glazed windows to the front & side aspects, panel radiator and built in wardrobe.

Bedroom Two 15'1 x 9'3 (4.60m x 2.82m)
Double bedroom with dual aspect double glazed windows to the front & side aspects & panel radiator.

Bathroom 6'6 x 5'6 (1.98m x 1.68m)
The bathroom has an obscured double glazed window to the front aspect. The modern suite comprises of a low level WC, hand wash basin bath with shower over & shower screen and a heated towel rail.

Outside
As you approach the property you can appreciate the generous plot on offer. You will find a driveway for multiple vehicles, a pathway with gate offering access to the rear garden and a generous fore garden stretching around front the front and side of the home.

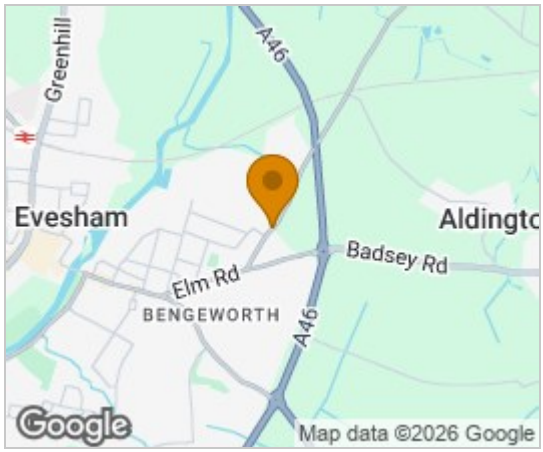
The property has a generous and fully fenced garden featuring a large patio, lawn beyond and garden shed.

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“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.”

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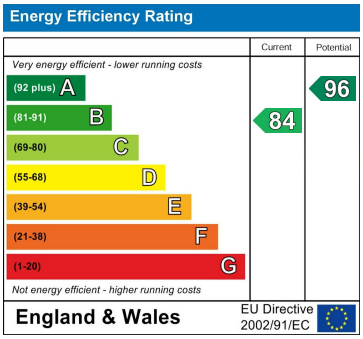
Area Map



Floor Plans



Energy Efficiency Graph



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