



# Leggett & James

The Vale of Evesham Property Experts



## 40 Castle Road

Alcester, Warwickshire, B49 6BQ

Asking Price £250,000



A good sized, well presented three bedroom terraced house with enclosed rear garden.



Hall

with stairs to first floor

Living Room 12'9" x 11'5" (3.90 x 3.50)

with window to front and feature fire.

Kitchen Dining Room 17'10" x 8'6" (5.45 x 2.60)

L Shaped room with a range of white units with fitted electric oven and hob and space for fridge freezer. Dining Area: with French doors opening onto Garden.

Utility Room

With space for washing machine. Cloakroom with low flush WC and wash hand basin.

Bedroom One 11'9" x 9'10" (3.60 x 3.00)

with window to front.

Bedroom Two 11'3" x 9'4" (3.45 x 2.86)

with window to rear

Bedroom Three 8'2" x 8'0" (2.50 x 2.45)

with window to rear

En-Suite Shower Room

with white suite comprising low flush WC, wash hand basin and shower cubicle

Bathroom

with white suite comprising low flush WC, wash hand basin and panelled P shaped bath with shower over

Outside

to the front of the property is off road parking for two cars. To the rear is an enclosed garden.

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.

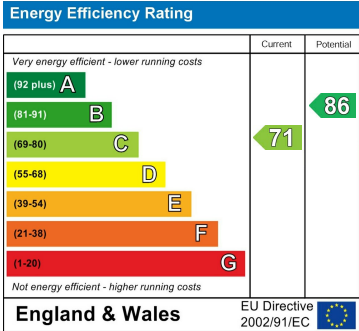
Area Map



Floor Plans



Energy Efficiency Graph



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