



# Leggett & James

The Vale of Evesham Property Experts



## 31 Bewdley Street

Evesham, Worcestershire, WR11 4AQ

Asking Price £175,000



Welcome to Bewdley Street, Evesham - a charming property with great potential! This delightful house, situated in the heart of the town centre, offers a fantastic opportunity for those looking for a project.

Although in need of renovation, this property provides a blank canvas for you to unleash your creativity and design a space that truly reflects your style. With work required, you have the chance to add your personal touch and transform this house into a home.



An obscure double glazed door opens to:

### Sitting Room

having a double glazed window to the front, a double glazed window to the side and an obscure double glazed door to the front. There is also a panel radiator and a television point.

### Kitchen

with a double glazed window to the rear, a double glazed window to the side and an obscure double glazed door to the side. The kitchen is fitted with a range of wall and base units with work surfaces over and space and plumbing for a washing.

### First Floor Landing

having an obscure glazed window to the side and access to the loft. Doors lead off to:

### Bedroom One

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

### Bedroom Two

having a glazed window to the rear and a panel radiator.

### Bathroom

with an obscure glazed window to the rear, low level WC, pedestal wash hand basin, panel radiator and standard bath with shower over.

### Outside

To the side of the property is an area for off road parking and access to the rear garden. The garden benefits from a patio and a large area laid to lawn.

### 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.

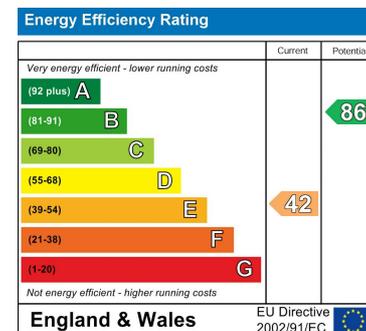
## Area Map



## Floor Plans



## Energy Efficiency Graph



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