



Leggett & James

The Vale of Evesham Property Experts



117 Kings Road

, Evesham, WR11 3BB

Asking Price £165,000



This end terrace house presents a wonderful opportunity for those looking to invest in a property with great potential. The house comprises of two well-proportioned bedrooms, a bathroom, living room and kitchen as well as an attractive enclosed rear garden.

While the house is in need of modernisation, this presents a unique chance for buyers to put their personal stamp on the space, transforming it into a contemporary haven that reflects their style and preferences.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for investors seeking to add to their portfolio or first-time buyers eager to step onto the property ladder.



An obscure double glazed front door opens to:

Entrance Hall

Having a radiator, stairs to the first floor and a door to:

Living Room 13'0 x 11'6 plus bay (3.96m x 3.51m plus bay)

Having a double glazed bay window to the front, two radiators, television point, electric feature fire and double doors to:

Kitchen 13'9 x 6'10 (4.19m x 2.08m)

Having a double glazed window to the rear. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a one and a half bowl sink, electric oven with gas hob and filter hood over and spaces for a fridge freezer and washing machine. An obscure double glazed door opens to the garden.

First Floor Landing

Having doors to:

Bedroom One 14'3 x 9'0 plus bay (4.34m x 2.74m plus bay)

Having a double glazed bay window to the front and a radiator.

Bedroom Two 11'0 x 7'9 (3.35m x 2.36m)

Having a double glazed window to the rear with views across the rooftops towards the Bell Tower and Bredon Hill, radiator and access to loft space.

Bathroom

Having an obscure double glazed window to the rear, radiator, dual flush low level WC, vanity wash hand basin, panel bath and an airing cupboard housing the gas fired 'Worcester' combination boiler.

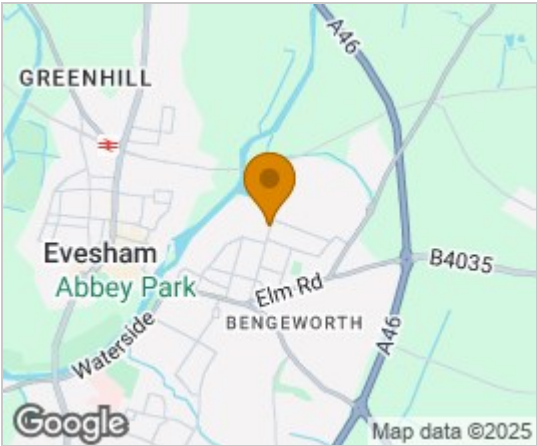
Outside

The fore garden is laid to crazy paving with a dwarf wall and wrought iron gate. The rear garden is enclosed by wood panel fencing and is laid to paving with established well stocked borders. There are a couple of useful brick built out buildings whilst gated pedestrian access leads from the rear of the property.

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.

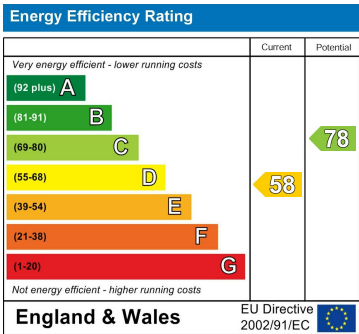
Area Map



Floor Plans



Energy Efficiency Graph



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