



Leggett & James

The Vale of Evesham Property Experts



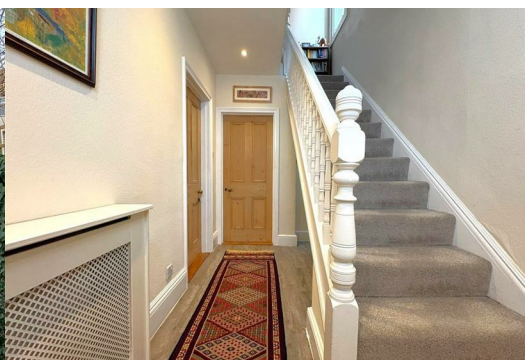
61 Northwick Road

, Evesham, WR11 3AL

£1,495 Per Calendar Month



A well presented 4 bedroom, 3 bathroom semi detached house within close proximity to the town centre. Viewing recommended. Pets by arrangement. Council Tax Band C. EPC Rating D. Deposit Required £1595.00. Pets by arrangement.



Entrance Hall

Spacious hall with stairs to first floor and doors off to the Sitting Room and Living/Dining Room. Stairs lead to Bedrooms 2, 3 and 4.

Sitting Room 13'2" x 11'11" (4.01m x 3.63m)

with bay window to front. Feature fireplace with real fire. (Chimney has been swept and will need to be swept at least annually if fire is used)

Living/Dining Room 20'3" x 12'11" (6.18 x 3.94)

A good sized family room with space for dining table. Feature fireplace with log burner. (Chimney has been swept and will need to be swept at least annually if fire is used) Storage cupboard and 2 further storage cupboards either side of the fireplace. French doors opening onto Patio and Garden

Kitchen 12'9" x 7'10" (3.91 x 2.41)

with a range of modern fitted kitchen units comprising drawer and cupboard base units with matching wall cupboards over. Double oven with ceramic hob with extractor over. Single bowl sink unit with drainer. Space and plumbing for dishwasher. Space for fridge freezer. Door to

Utilitiy 7'11" x 7'11" (2.41m x 2.41m)

with a range of kitchen units. Space and plumbing for washing machine.

Shower Room 7'10" x 6'0" (2.41 x 1.85)

with large walk in shower, low flush WC and wash hand basin. Extractor fan. Wall mounted cabinet.

Bedroom Two 12'1" x 11'10" (3.70 x 3.62)

A double bedroom to the front with built in wardrobes either side of the fireplace., Victorian fireplace (not to be used)

Bedroom Three 9'10" x 9'6" (3.00 x 2.90)

Double bedroom with window to rear.

Bedroom Four 9'10" x 6'11" (3.00 x 2.11)

Single Bedroom, currently used as an office with window to rear

Family Bathroom 8'1" x 5'1" (2.48 x 1.57)

with white suite comprising panelled bath with over bath shower, low flush WC and wash hand basin. Window to front.

Bedroom One 13'4" x 13'3" (4.08 x 4.04)

On the second floor is Bedroom One, a double bedroom with reduced head height to sides. Two velux windows.

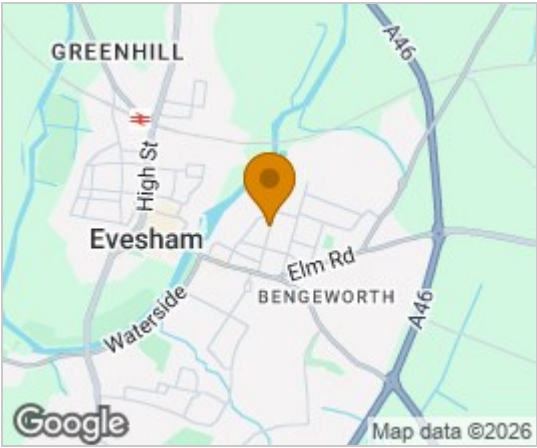
En-Suite Bathroom 7'1" x 6'0" (2.16 x 1.83)

with whites suite comprising panelled bath with mixer tap and hand held shower attachment. Low flush WC and wash hand basin.

Garden

The garden has a patio accessed from the utility room. Outside tap. Steps lead down to good sized lawned garden with borders either side and tree to centre. Further patio area at the bottom of the garden with large garden shed.

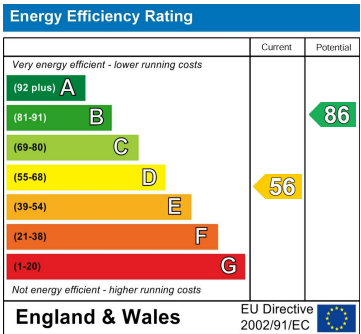
Area Map



Floor Plans



Energy Efficiency Graph



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