



Leggett & James

The Vale of Evesham Property Experts



2 Shepherds Pool

Evesham, Worcestershire, WR11 4JG

Asking Price £265,000



Ideally located close to the town centre, railway station and schools, this 'Freehold' three bedroom detached home requires a degree of modernisation and enjoys a detached double garage.

The accommodation comprises of an entrance porch, entrance hall, cloakroom, lounge diner, kitchen, three bedrooms with an ensuite to the main bedroom and a bathroom.

Outside there are manageable gardens to the front and rear, a double garage and off road parking.



The front door opens to an entrance porch with cupboards that house the meters, tiled floor and an obscure glazed door to:

Entrance Hall

Having a radiator, telephone point, stairs to first floor with under stairs storage and doors to:

Cloakroom

Having an obscure double glazed window to the front, radiator, dual flush low level WC and a wall mounted wash hand basin.

Lounge Diner 17'2 x 10'5 (5.23m x 3.18m)

Having a double glazed window to the rear, double glazed sliding doors to the garden, two radiators and a television point.

Kitchen 11'10 x 6'4 (3.61m x 1.93m)

Having a double glazed window to the front, radiator and wall mounted gas fired boiler. the kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a single drainer sink, electric oven with gas hob and filter hood over, space for fridge freezer and space and plumbing for a washing machine.

First Floor Landing

Having access to loft space, door to airing cupboard and further doors to:

Bedroom One 10'6 x 10'5 (3.20m x 3.18m)

Having a double glazed window to the rear, radiator and door to:

Ensuite

Having an obscure double glazed window to the rear, radiator, extractor fan and a suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle with electric shower.

Bedroom Two 9'2 x 8'4 (2.79m x 2.54m)

Having a double glazed window to the front, radiator and built in double bed over the head of the stairs.

Bedroom Three 8'4 x 7'7 (2.54m x 2.31m)

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

Bathroom

Having an obscure double glazed window to the side, radiator and extractor fan. The white suite comprises of a low level WC, pedestal wash hand basin and a panel bath.

Outside

The front garden is mainly laid to lawn with a block paved pathway leading to the front door.

The enclosed rear garden has a timber decked seating area that gives way to an area of lawn with gravelled borders. There is gated pedestrian access to the side of the property leading to the front whilst a door gives access to the Double Garage 17'9 x 16'0 (5.41m x 4.88m) with electric up and over door, power, light, eaves storage and door to garden. In front of the garage a driveway provides off road parking space.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

