Leggett & James
The Vale of Evesham Property Experts

31 Egremont Close

, Evesham, WR11 3JL

£107,500

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CHAIN FREE MODERN TWO DOUBLE BEDROOM 50% SHARED OWNERSHIP HOME

This well presented modern home is offered to the market with NO ONWARD CHAIN. The property is 50% shared ownership and boasts two double bedrooms, a sociable kitchen/diner and pleasant rear garden.

The Property
Upon arrival at the property you will find an off road parking space, well maintained fore garden and pathway leading to the front door.

The ground floor of the home comprises: living room, ground floor WC, kitchen/diner.

The first floor comprises: first floor landing, two double bedrooms, family bathroom.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Leasehold
Lease details:
Lease Length - 125 years from 1 April 2016
Service charge - £33.96 PCM
Rent - £284.63PCM
Council Tax Band - C

Living Room 15'2 x 11'10 (4.62m x 3.61m)
The bright and welcoming living room is the ideal place to relax and unwind. The room has a double glazed window to the front aspect, panel radiator and stairs rising to the first floor accommodation.

Ground Floor WC 7'4 x 3'3 (2.24m x 0.99m)
The useful ground floor WC features a modern suite including a low level WC and hand wash basin.

Kitchen Diner 15'2 x 14'1 (4.62m x 4.29m)
A wonderful and sociable space for the family to come together. The kitchen/diner has a double glazed window to the rear aspect, double glazed door opening into the rear garden, panel radiator and generous storage cupboard. The kitchen comprises of a range of wall & base units, sink with drainer, integrated oven & hob and space for a fridge freezer, washing machine, dish washer and tumble dryer.

First Floor Landing
The first floor landing has doors opening into both double bedroom and the family bathroom, there is also a panel radiator.

Bedroom One 15'2 x 9'6 (4.62m x 2.90m)
Double bedroom with double glazed window to the rear aspect and panel radiator.

Bedroom Two 15'2 x 9'10 (4.62m x 3.00m)
Double bedroom with two double glazed windows to the front aspect and panel radiator.

Bathroom 7'3 x 6'4 (2.21m x 1.93m)
The modern bathroom suite comprises of a low level WC, hand wash basin, bath with shower over and shower screen and a panel radiator.

Outside
As you approach the property you will find an off road parking space, well maintained fore garden and pathway leading to the front door.

To the rear of the home is a generous rear garden with spacious patio, lawn beyond and shed. A back gate leads from the garden to a shared rear access, ideal for taking out the bins and for garden deliveries.

Digital Photography Disclaimer
“All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations.”

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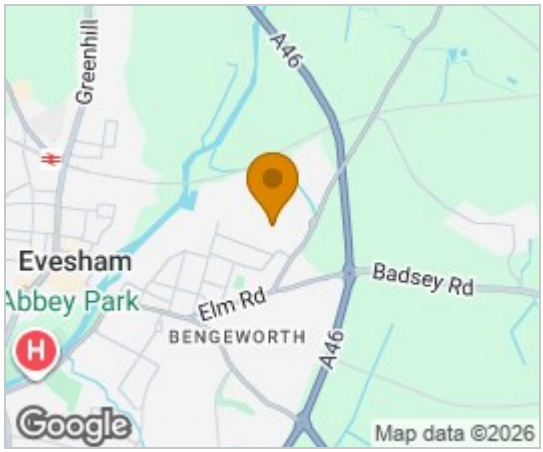
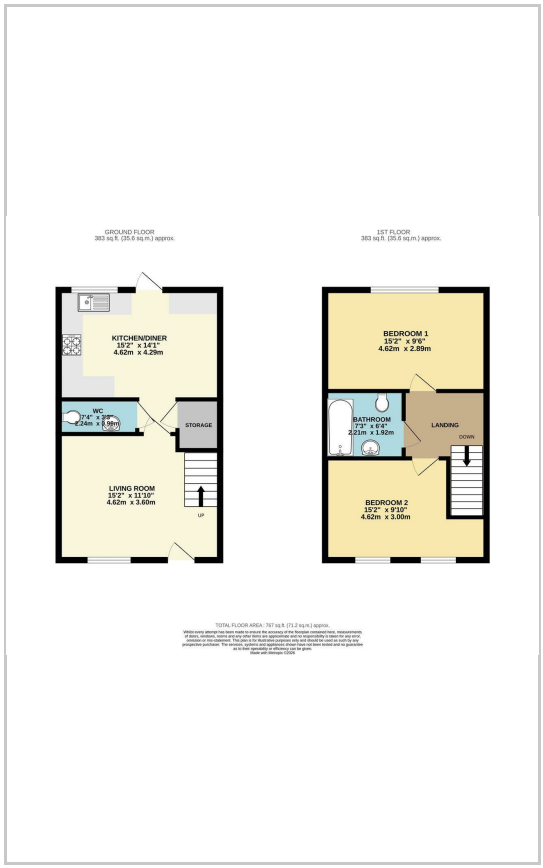
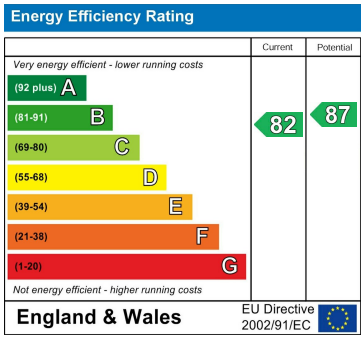
Area Map



Floor Plans



Energy Efficiency Graph



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7 Merstow Green, Evesham, Worcestershire, WR11 4BD
Tel: 01386 761241 Email: enquiries@leggettandjames.co.uk www.leggettandjames.co.uk