



# Leggett & James

The Vale of Evesham Property Experts



## 68 Codling Road

Evesham, Worcestershire, WR11 3JE

Asking Price £240,000



This property is a great example of a modern semi detached house set in a popular residential development which is close a variety of amenities including the nearby Bengeworth academy school.

There are two double bedrooms, with a feature open plan living/dining room, a well equipped kitchen, bathroom, cloakroom, off road parking and a pleasant enclosed rear garden.

Viewing of this property is highly recommended by the agent and is available without any onward chain.



## Entrance Hall

A multi lever front door opens with a panel radiator, alarm control box, and doors to:

## Cloakroom

having an obscure double glazed window to the front, a panel radiator and a white suite comprising a low level WC and a pedestal wash hand basin.

## Living Dining Room 13'8 x 13'1 (4.17m x 3.99m)

this feature open plan space has a double glazed window to the side and twin double glazed doors that open to the rear garden. There are three panel radiators, two tv aerial point and a telephone point along with a useful storage cupboard. Enclosed stairs rise to the first floor and the room flows through to:

## Kitchen 10'3 x 6'1 (3.12m x 1.85m)

with a double glazed window to the front and fitted with a modern range of gloss finish cupboards and drawers, work surfaces with an inset 'Franke' sink and a four ring gas cooker hob with an extractor hood above and oven below. There is also an integral washing machine, fridge and freezer. The wall mounted gas combination boiler is set behind a matching cupboard.

## First Floor Landing

with doors to:

## Bedroom One 13'3 x 9'2 (4.04m x 2.79m)

having a double glazed window to the rear, a panel radiator, TV and telephone points.

## Bedroom Two 13'3 x 11'6 max 8'4 min (4.04m x 3.51m max 2.54m min)

having a double glazed window to the front, a panel radiator, TV and telephone points along with a built in store cupboard.

## Bathroom

with an obscure double glazed window to the side and fitted with a stylish modern white suite comprising a low level WC, a pedestal wash basin and a panel bath, which has a glass splash screen, a hot water shower and a decorative tiled surround. There is also inset spot lighting and a chrome heated towel rail.

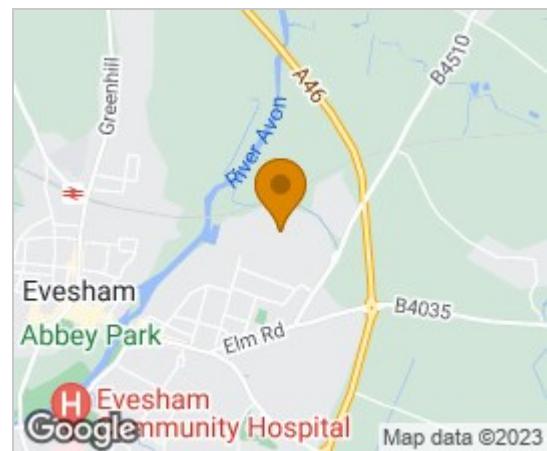
## Outside

To the front of the property there is an area of garden with a driveway to the side that provides off road parking and a gated entry to the rear. The enclosed rear garden enjoys a pleasing westerly outlook and is enclosed by wood panel fencing which is edged by borders and set to lawn with a paved terrace along the rear of the house.

## 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.

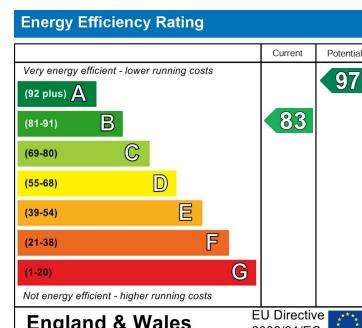
## Area Map



## Floor Plans



## Energy Efficiency Graph



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