



**Leggett
& James**

The Vale of Evesham Property Experts



**6 The Leys,
Evesham, Worcs, WR11 3AP
£850 Per Calendar Month**



This traditional terrace cottage is set in the Bengeworth area of Evesham. The property enjoys a generous open plan living/dining room, a kitchen, ground floor and bathroom and two bedrooms upstairs. Outside there is an enclosed rear garden space which enjoys a pedestrian access. Council Tax Band B. EPC Rating D. Deposit required £950.00



Living Room 18'9 x 11'8 (5.72m x 3.56m)

A multi lever entrance door opens from the road into the living room, which has a double glazed window to the front, a panel radiator, a gas fire with a central heating back boiler. Open tread stairs lead to the first floor and doors lead to:

Kitchen 15'5 x 6'7 (4.70m x 2.01m)

with a double glazed window and door to the rear garden, a panel radiator, ceramic tiled floor and fitted with cupboards, work surfaces, sink unit and a cooker point.

Ground Floor Bathroom

having an obscure double glazed window to the rear, panel radiator and a suite comprising a low level WC, a pedestal wash basin and a panel bath, which has an electric shower on the wall.

First Floor Landing

with access to the loft space and doors to:

Bedroom One 11'7 x 10'5 (3.53m x 3.18m)

having a double glazed window to the front and a panel radiator.

Bedroom Two 8'8 x 8'2 (2.64m x 2.49m)

with a double glazed window to the rear, a panel radiator and a cupboard which houses the immersion heater.

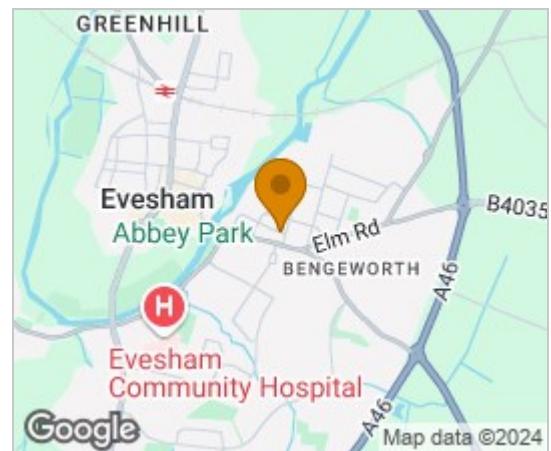
Outside

The property enjoys its own enclosed garden at the rear which is laid to an area of lawn with an area of hardstanding and a useful pedestrian access.

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.

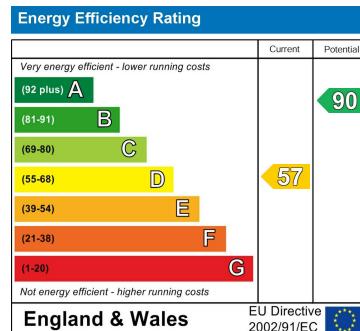
Area Map



Floor Plans



Energy Efficiency Graph



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