



# Leggett & James

The Vale of Evesham Property Experts



## 16 Berryfield Road

Evesham, WR11 2QD

Asking Price £285,000



Set in a prominent position within the road, this three bedroom semi detached home is close to local amenities and viewing is highly recommended.





A map of the Evesham area. The River Norton flows through the center. Hampton Ferry (River Norton) is marked with a green location pin. Evesham Community Hospital is marked with a red location pin. Roads shown include Boston Ln, Pershore Rd, and Belor Ln. The map is credited to Google and has data from 2022.

**GROUND FLOOR**  
585 sq.ft. (54.3 sq.m.) approx.

**1ST FLOOR**  
427 sq.ft. (39.6 sq.m.) approx.

**GROUND FLOOR PLAN:**

- LIVING ROOM: 13'11" x 10'10" / 4.4m x 3.15m
- RECEPTION ROOM: 17' x 15'2" / 2.76m x 3.12m
- KITCHEN: 8'5" x 12'5" / 2.6m x 3.80m
- DINING ROOM: 9'7" x 12'5" / 2.92m x 3.67m
- SITTING ROOM: 10'10" x 12'7" / 3.29m x 3.74m
- ENTRANCE HALL
- TORANGE
- DOWN

**1ST FLOOR PLAN:**

- BATHROOM: 5'2" x 5'7" / 2.46m x 3.12m
- BEDROOM TWO: 9'7" x 10'0" / 2.92m x 3.67m
- BEDROOM ONE: 10'10" x 12'3" / 3.29m x 3.74m
- BEDROOM THREE: 8'11" x 9'9" / 2.10m x 2.66m
- LANDING
- DOWN

**TOTAL FLOOR AREA: 1012 SQ.FT. (93.9 SQ.M.) APPROX.**

While every attempt has been made to ensure the accuracy of the floorplan, all dimensions, including wall and door thicknesses, are approximate and should not be used for construction purposes. The actual floor plan and dimensions should be used for construction purposes. The floor plan and dimensions are subject to change without notice and are provided for information only. © 2000 The McGraw-Hill Companies, Inc.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|   |  | 75      | 85        |

**England & Wales**

EU Directive  
2002/91/EC

7 Merstow Green, Evesham, Worcestershire, WR11 4BD  
Tel: 01386 761241 Email: [enquiries@leggettandjames.co.uk](mailto:enquiries@leggettandjames.co.uk) [www.leggettandjames.co.uk](http://www.leggettandjames.co.uk)