



Leggett & James

The Vale of Evesham Property Experts



5 Abbot Chyrytons Place

, Evesham, WR11 4AF

Asking Price £250,000



CENTRALLY LOCATED CHAIN FREE FAMILY HOME LOCATED WITHIN CLOSE PROXIMITY TO WAITROSE AND WITHIN WALKING DISTANCE OF EVESHAM TOWN CENTRE AND TRAIN STATION

This lovely three double bedroom family home is offered to the market with no onward chain. The property enjoys a driveway for multiple vehicles to the front, a modern fitted kitchen and well kept rear garden. The property also benefits from being within walking distance of Waitrose, Evesham town centre and Evesham train station.



The Property

As you approach the property you will find a driveway for several vehicles and covered canopy leading to the front door of the home.

The spacious ground floor comprises: entrance porch, entrance hall, ground floor WC, store, kitchen, dining room, living room.

The first floor comprises: first floor landing, three double bedrooms and the family bathroom.

The property further benefits from a low maintenance rear garden and double glazing throughout.

Tenure - Freehold
Council Tax Band - B

Entrance Porch 2'8 x 3'11 (0.81m x 1.19m)

The entrance porch makes a great first impression for the home. The entrance porch has doors leading to both the entrance hall and store.

Entrance Hall 2'8 x 7'2 (0.81m x 2.18m)

The entrance hall has a door leading to the dining room and opening leading to the modern kitchen. The entrance hall also has access to a useful under stairs storage cupboard.

Ground Floor WC 5'3 x 2'6 (1.60m x 0.76m)

The useful ground floor WC has a double glazed window to the front aspect. The suite comprises of a heated towel rail, low level WC, corner hand wash basin.

Store 7'4 x 6'3 (2.24m x 1.91m)

The useful store (previously part of the garage) is a very useful storage space with power, light and space for a fridge freezer.

Kitchen 12'1 x 5'11 (3.68m x 1.80m)

The modern and stylish kitchen has a double glazed window to the front aspect. The kitchen comprises of a range of wall & base units, sink with drainer, space for a gas oven and under counter space for a washing machine and further appliance.

Dining Room 8'2 x 7'1 (2.49m x 2.16m)

The designated dining room is open to the living room, allowing for sociable family living.

Living Room 16'10 x 11'6 (5.13m x 3.51m)

The perfect place to relax and unwind, the living room has double glazed windows either side of double glazed patio doors that lead to the rear garden. The room has a feature electric fireplace, stairs rising to the first floor and is open to the dining room, ideal for those that like to entertain.

First Floor Landing

The first floor landing has doors opening into all three double bedrooms and the family bathroom.

Bedroom One 12'2 x 10'6 (3.71m x 3.20m)

Double bedroom with double glazed window to front aspect.

Bedroom Two 10'11 x 10'0 (3.33m x 3.05m)

Double bedroom with double glazed window to the rear aspect.

Bedroom Three 14'2 x 6'6 (4.32m x 1.98m)

Double bedroom with double glazed window to the rear aspect.

Bathroom 12'3 x 6'1 (3.73m x 1.85m)

The family bathroom has a double glazed window to the front aspect and useful storage cupboard. The suite comprises of a low level WC, hand wash basin, bath and shower cubicle.

Outside

Upon arrival at the property you will find a driveway for several vehicles and covered canopy leading to the front door of the home.

To the rear of the property is a well maintained, low maintenance rear garden. The garden is mainly laid with stone with well positioned planted areas. There is a gate to the rear of the garden, allowing access to the passage way at the rear.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

