



**Leggett
& James**

The Vale of Evesham Property Experts



16 Avon Green

Wyre Piddle, Pershore, WR10 2JE

Asking Price £285,000



Perfect opportunity to put your own mark on a semi detached property with great potential in the sought-after village of Wyre Piddle. The property requires updating and modernisation and benefits from an en-bloc garage.



Entrance Hall

having a carpet and doors to:

Sitting Room 14'11" x 11'3" (4.57 x 3.43)

with a double glazed window to the front, panel radiator, television point and gas fire.

Kitchen 12'0" x 10'11" (3.68 x 3.34)

having a double glazed window to the rear, an obscure double glazed door to the side, a range of wall and base units with work surfaces over, a one and a half bowl sink with drainer and mixer tap, tiled splashback, space and plumbing for a washing machine.

Dining Room 9'6" x 9'6" (2.90 x 2.90)

with double glazed sliding French doors to the rear and a panel radiator.

First Floor Landing

having a double glazed window to the side, doors leading off and access to the Loft:

Bedroom One 13'5" x 10'7" (4.11 x 3.24)

with a double glazed window to the rear and a panel radiator.

Bedroom Two 13'5" x 10'8" (4.11 x 3.26)

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

Bedroom Three 8'7" x 6'11" (2.63 x 2.11)

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

Bathroom 6'11" x 5'9" (2.13 x 1.77)

having an obscure double glazed window to the rear, pedestal wash hand basin, WC and panel bath with mixer shower over

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.

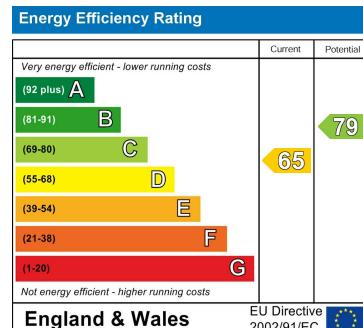
Area Map



Floor Plans



Energy Efficiency Graph



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