



Leggett & James

The Vale of Evesham Property Experts



Granton Laurels Road

Offenham, Offenham, WR11 8RE

Asking Price £285,000



This three bedroom semi detached house is set in the village of Offenham and is a great 'project' property.

Whilst requiring updating throughout, it enjoys a great plot with plenty of space and off road parking. There are three bedrooms, a living room, sitting/dining room and a kitchen.

Available with no onward chain, viewing is recommended to appreciate the potential that this property holds.



The Entrance

A glazed front door opens into the glazed porch with an obscure glazed door that opens to:

Entrance Hall

Having stairs to the first floor and a door to:

Living Room 13'11" x 11'6" (4.25 x 3.53)

Having two double glazed windows to the front, electric storage heater, television point and a door to:

Dining Room 17'3" x 9'6" (5.26 x 2.91)

Having a double glazed window to the side, glazed window to the rear lobby, electric storage heater, telephone point, television point, under stairs storage cupboard, open fireplace and an airing cupboard. A door opens to:

Kitchen 12'5" x 10'9" (3.79 x 3.29)

Having a double glazed window to the rear and an electric storage heater. The kitchen is fitted with a selection of wall and base units with worksurfaces and tiled returns. There is a twin bowl circular sink, electric oven with electric hob and filter hood over and spaces for a fridge freezer and washing machine. An obscure glazed door opens to:

Rear Lobby

Having a 'velux' window, tiled floor, glazed door to the garden and door to:

WC

Having a tiled floor, obscure window to side, low level WC and an extractor fan.

First Floor Landing

Having a double glazed window to the side, loft access, electric storage heater and doors to:

Bedroom One 13'11" x 9'6" (4.25 x 2.92)

Having two double glazed windows to the front, built in wardrobe, telephone point and fitted wardrobes along one wall.

Bedroom Two 12'5" x 10'9" (3.79 x 3.29)

Having a double glazed window to the rear, wall mounted electric heater and television point.

Bedroom Three 11'6" x 8'4" (3.52 x 2.55)

Having a double glazed window to the rear.

Bathroom 8'0" x 5'8" (2.45 x 1.74)

Having an obscure double glazed window to the side, wall mounted electric fan heater and a white suite comprising low level WC, pedestal wash hand basin and a panel bath.

Outside

The front garden is planted with flowers and shrubs with a paved path through to the front door. A tarmac driveway provides off road parking space and leads to a Garage: 4.72m x 2.55m (15'5" x 8'3") with an up and over door, window to the rear and a door to the garden.

The rear garden has a paved seating area that gives way to an established flower bed. A pergola sits in the middle of the garden with an area of lawn beyond.

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.

Digital Photography Disclaimer

"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

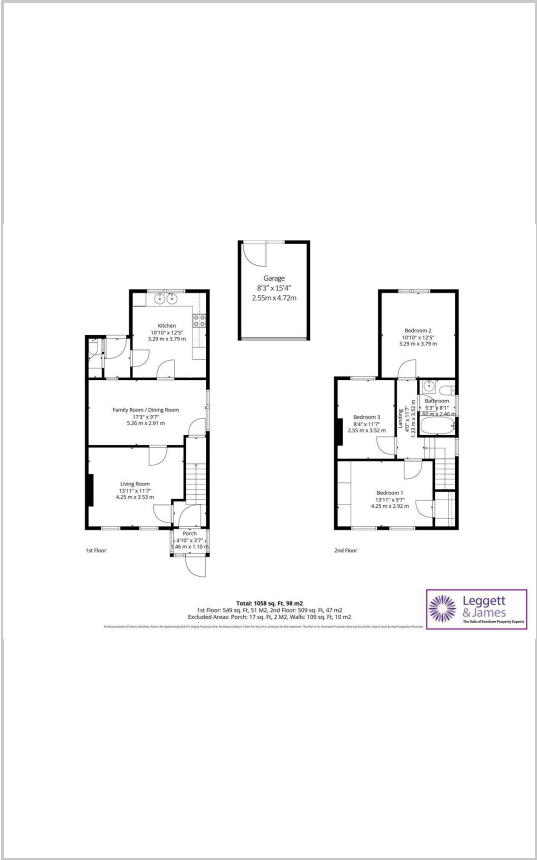
"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

