Leggett & James
The Vale of Evesham Property Experts

14 Burford Gardens

, Evesham, WR11 3AJ

Asking Price £155,000

2 1 1 D

CHAIN FREE WARDEN CONTROLLED RETIREMENT BUNGALOW FOR THE OVER 60'S

This well presented retirement bungalow for the over 60s is offered to the market with NO ONWARD CHAIN. The property boasts two bedrooms, modern kitchen & shower room and has the benefit of being warden controlled with emergency pull cords in each room, offering peace of mind for the homeowner.

The Property
Upon arrival at the property you will find a well maintained fore garden with pathway leading to the front door of the home. The development has an abundance of residents parking available.

The accommodation comprises: entrance porch, lounge/diner, kitchen, two well proportioned bedrooms, modern shower room.

The property further benefits from an electric heating system and double glazing throughout.

Tenure - Leasehold
Lease Length - 125 Years from 24 June 1987.
Service Charge - £1,837.08.
Age restriction - Over 60 Years of age.
Council Tax Band - B

Porch 4'0 x 2'9 (1.22m x 0.84m)
The welcoming entrance porch acts as a useful barrier between the indoors & outdoors. The porch has a double glazed window to the side aspect and door opening into the lounge/diner.

Lounge/Diner 19'2 x 9'11 (5.84m x 3.02m)
The spacious lounge/diner is the ideal space to relax & unwind. The room has a double glazed window to the front aspect, wall mounted electric heater and electric fireplace.

Kitchen 9'10 x 9'1 (3.00m x 2.77m)
The modern kitchen has a double glazed window to the rear aspect, double glazed door opening into the garden space and a wall mounted electric heater. The kitchen comprises of a range of wall & base units, sink with drainer, integrated fridge freezer, integrated electric oven & hob and space for a washing machine.

Bedroom One 14'1 x 10'1 (4.29m x 3.07m)
Double bedroom with double glazed window to the rear aspect, wall mounted electric heater and built in storage cupboard.

Bedroom Two 10'4 x 9'3 (3.15m x 2.82m)
Double bedroom with double glazed window to the front aspect and wall mounted electric heater.

Shower Room 7'3 x 5'6 (2.21m x 1.68m)
The shower room has a modern suite comprising of a low level WC, hand wash basin, shower cubicle and heated towel rail.

Outside
As you approach the property you will find a well maintained fore garden with pathway leading to the front door of the home. At the rear of the property is an enclosed patio area, ideal for al fresco dining.

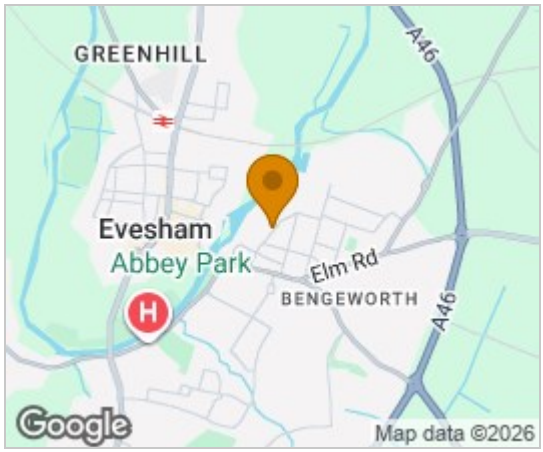
The development has an abundance of residents parking available.

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."

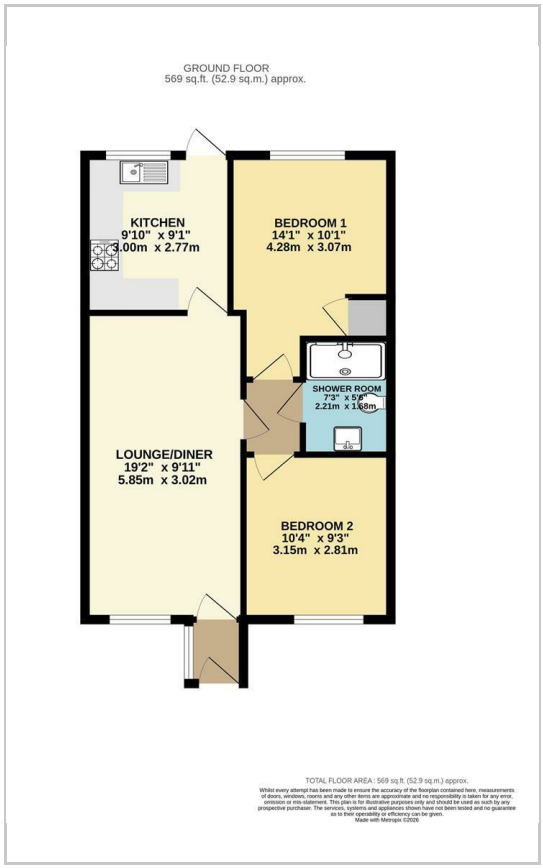
"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

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.

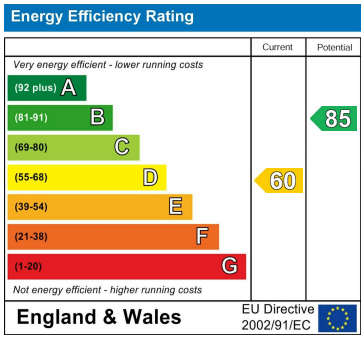
Area Map



Floor Plans



Energy Efficiency Graph



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.

7 Merstow Green, Evesham, Worcestershire, WR11 4BD
Tel: 01386 761241 Email: enquiries@leggettandjames.co.uk www.leggettandjames.co.uk