



# Leggett & James

The Vale of Evesham Property Experts



## 68 Wood End,

Evesham, Worcs, WR11 1XL

Asking Price £315,000



Set in a pleasant off road location within a convenient residential area, this three bedroom detached house has much to offer.

There are three bedrooms with an ensuite to the master, a living room and separate dining room, kitchen and cloakroom.

Outside the property has off road parking, a single garage and an enclosed rear garden.

Viewings are recommended to appreciate the potential this property has to offer.

An obscure double glazed door opens to:

### Entrance Hall

having a ceramic tiled floor, panel radiator, stairs to the first floor, coved ceiling, telephone point and doors to:

### Living Room 13'1" x 10'5" (4m x 3.2m)

having Upvc double glazed doors to the garden with Upvc double glazed windows to either side, television point, telephone point and a wooden fire surround.

### Dining Room 11'1" x 8'10" (3.4m x 2.7m)

with a Upvc double glazed window to the front, panel radiator, ceramic tiled floor, understairs storage cupboard and a door to:

### Kitchen 11'1" x 7'10" (3.4m x 2.4m)

having a Upvc double glazed window to the rear, double glazed door to the garden, panel radiator, spotlights and a wall mounted gas fired boiler enclosed within a wall cupboard. The kitchen is fitted with a modern range of wall and base units with work surfaces and tiled returns. There is a stainless steel sink, electric double oven with gas hob and extractor hood over and spaces for a washing machine, dishwasher and fridge freezer.

### First Floor Landing

with a Upvc double glazed arched window up the stairs, airing cupboard and doors to:

### Bedroom One 10'9" x 9'10" (3.3m x 3m)

having a Upvc double glazed window to the rear, panel radiator, built in wardrobes and a door to the En Suite: with a Upvc obscure double glazed window to the rear, extractor fan and a white suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle with mains shower.

### Bedroom Two 9'10" x 9'6" (3m x 2.9m)

with a Upvc double glazed window to the rear, panel radiator and a built in double wardrobe.

### Bedroom Three 7'6" x 6'10" (2.3m x 2.1m)

having a Upvc double glazed window to the front, panel radiator and access to the loft space.

### Bathroom

with a Upvc double glazed window to the front, panel radiator, extractor fan and a white suite comprising of a low level WC, pedestal wash hand basin and a panel bath.

### Outside

The front of the property opens onto a secluded footpath and has an area of lawn with a path to the front door. The rear garden has been landscaped with decorative paving and is enclosed by wood panel fencing. A side gate opens to the off road parking space, which in turn gives access to the Garage: which has an up and over door.

### Referrals

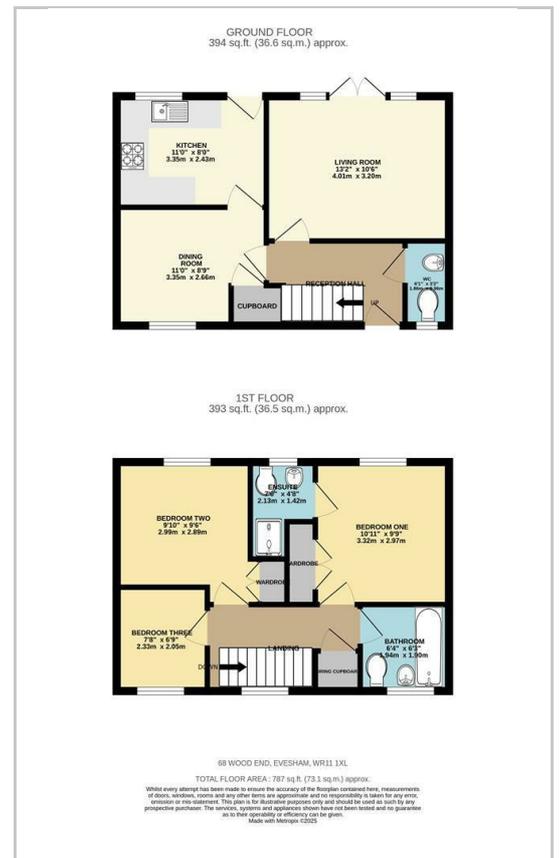
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## Area Map



## Floor Plans



## Energy Efficiency Graph

