



# Leggett & James

The Vale of Evesham Property Experts



## The Gables Annexe Knowle Hill

, Evesham, WR11 7EN

£1,550 Per Calendar Month



A Charming Three Bedroom property with a good sized rear garden. Council Tax Band A. EPC Rating TBA.  
Deposit required £1650.00. SORRY NO PETS ALLOWED.



**Kitchen**

with a range of fitted drawer and cupboard base units with matching wall cupboards over. Built in electric oven with hob and extractor hood over. Space and plumbing for washing machine.

**Living Dining Room**

A good sized living room with dining area. Feature fire surround. French doors opening onto garden.

**Bedroom 1**

Ground floor double bedroom with windows on two sides.

**Shower Room**

downstairs shower room with low flush WC, wash hand basin and walk in shower

**Bedroom 2**

On the first floor is the main bedroom.

**Bedroom 3**

a larger single bedroom

**Shower Room**

with white suite comprising low flush WC and wash hand basin and shower cubicle.

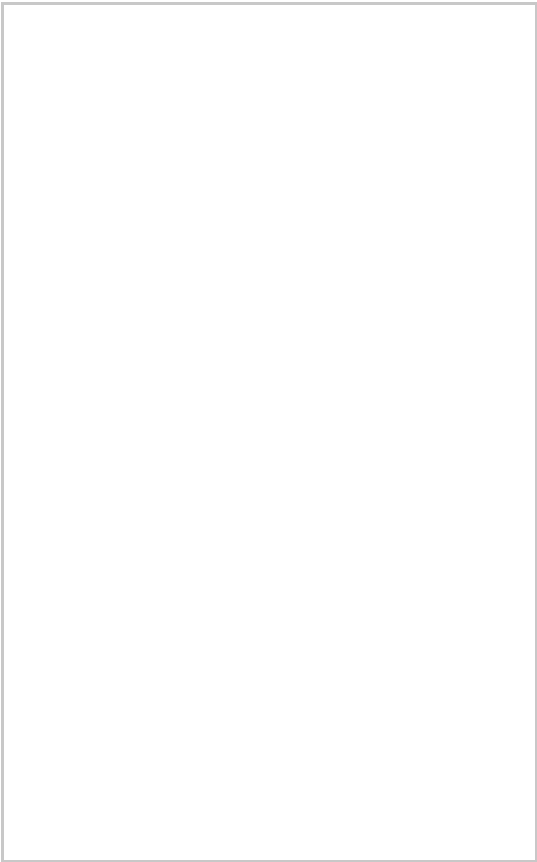
**Garden**

to the rear of the property there is a good sized garden backing on to a field. Parking to front.

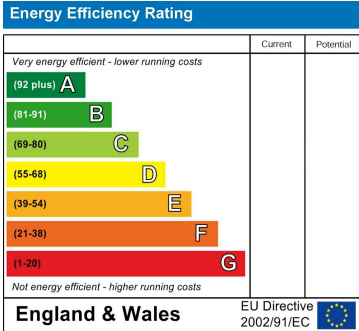
**Area Map**



**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.