



# Leggett & James

The Vale of Evesham Property Experts



## 12 Cedar Walk

Offenham, Evesham, WR11 8SZ

Asking Price £235,000



This great example of a modern two bedroom semi detached house enjoys an enviable position overlooking a protected greenspace at the front.

The accommodation provides all you would expect with a cloakroom, a well equipped kitchen, living room, two double bedrooms and a bathroom.

Outside provides plenty of off road parking and a landscaped garden at the rear, which has been designed to provide a pleasant space for outside entertaining.

Viewing of this well kept home is highly recommended to appreciate all that is on offer.



## Entrance Hall

with a panel radiator, storage cupboard that also houses a wall mounted 'Ideal' gas combination boiler and doors to the kitchen and cloakroom:

## Cloakroom

having a modern white suite comprising a dual flush W/C, pedestal wash hand basin and an extractor fan.

## Kitchen 8'9" x 6'3" (2.67m x 1.91m)

with a double glazed window to the front and fitted with a modern range of gloss fronted cupboards and drawers with work surface, a sink with drainer and mixer tap, space and plumbing for a washing machine, a gas hob with a stainless steel splash plate, filter hood over and an electric oven below.

## Living Room 15'7" x 12'9" (4.75m x 3.89m)

having twin double glazed doors to the rear garden. a double glazed window to the side, two panel radiators, TV point, telephone point and stairs leading to the first floor.

## First Floor Landing

with access to the loft space and doors leading to:

## Bedroom One 10'4" x 8'9" (3.15m x 2.67m)

having two double glazed windows to the front, TV point, a panel radiator and a range of fitted wardrobes set along one wall.

## Bedroom Two 12'9" x 10'4" (3.89m x 3.15m)

with two double glazed windows to the rear, storage cupboard and a panel radiator.

## Bathroom

having an obscure double glazed window to the side and fitted with a modern white suite comprising a dual flush W/C, pedestal wash hand basin and bath with shower and a stylish tiled surround.

## Outside

the property enjoys a pleasant plot with an area of front garden that leads up to the front door and a driveway to the side that provides off road parking for several vehicles. From the driveway a gate opens to the rear garden, which offers a generous amount of space and has been landscaped to offer an area of lawn all edged by decorative paving that creates a patio at the rear of the house, a path and sun terrace.

## Referrals

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## Area Map



## Floor Plans



## Energy Efficiency Graph

