



Leggett & James

The Vale of Evesham Property Experts



10 Blackberry Way

Evesham, Worcestershire, WR11 2AH

Asking Price £325,000



Set in the ever popular area of Thistledown, this four bedroom detached house is a prime prospect for updating and renovation. Enjoying accommodation including a living room, dining room, conservatory, utility and cloakroom, this property has much to offer. Outside provides off road parking an integral single garage and an enclosed rear garden. Available with no onward chain, this property should be viewed to appreciate its location and potential.



Entrance Hall

having a panel radiator, stairs to the first floor and door to the sitting room.

Sitting Room

having a double glazed window to the front, a double glazed window to the side, panel radiator, television point, telephone point, a gas feature fire and an arch to the dining room.

Kitchen

with a double glazed window to the rear and fitted with a range of wall and base units with work surfaces over, sink with drainer, space for a fridge freezer, space for a dishwasher, electric cooker hob with oven below and filter hood above. Door to:

Utility

having a double glazed door to the side, work surface, panel radiator, wall mounted Vaillant combination boiler and a door to:

Cloakroom

with a double glazed window to the rear, pedestal wash hand basin and low level WC.

Dining Room

having a double glazed door to the conservatory and a panel radiator

Conservatory

with a double glazed window to the rear and a double glazed sliding door to the rear garden.

First Floor Landing

having loft access, cupboard and doors leading off.

Bedroom One

with a double glazed window to the front, panel radiator, fitted double wardrobe with sliding mirror doors and a door to:

En Suite

having a double glazed window to the front, extractor fan, spotlights, shower cubicle, low level WC and pedestal wash hand basin.

Bedroom Two

with a double glazed window to the rear, panel radiator and a fitted double wardrobe with sliding mirror doors

Bedroom Three

having a double glazed window to the front, a double glazed window to the side and a panel radiator.

Bedroom Four

with a double glazed window to the rear and a panel radiator.

Bathroom

having a double glazed window to the rear and a white suite comprising a low level WC, pedestal wash hand basin and panel bath with shower mixer tap.

Outside

The property has an area of front garden that has a mature tree at it's centre, which is surround by grass and heading. A driveway provides off road parking and gives access to the Garage. A gated side access opens to the rear garden, which is enclosed by wood panel fencing and laid out to lawn with areas of paved and established hedging.

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.

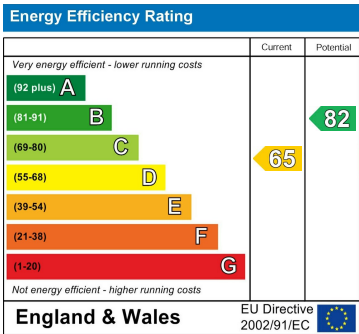
Area Map



Floor Plans



Energy Efficiency Graph



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