



# Leggett & James

The Vale of Evesham Property Experts



## 18 Northwick Road

, Evesham, WR11 3AN

Asking Price £287,500



\*\*\*FOR SALE TO LANDLORDS ONLY - TENANT CURRENTLY IN SITU\*\*\*

Tenancy details:  
12 month tenancy starting on 13/03/2026  
Monthly rental income - £1,350

This well presented period family home boasts three spacious bedrooms, two stylish reception rooms and is offered to the market with NO ONWARD CHAIN. The property is well presented throughout and has been recently improved by the current owners.

As you approach the property you will find a well maintained fore garden with a useful storm porch leading to the front door.



### Entrance Hall

The welcoming entrance hall has doors offering access to both spacious reception rooms and the generous kitchen. You will also find a panel radiator, useful storage cupboard and stairs rising to the first floor.

### Front Reception Room 14'0 x 13'0 (4.27m x 3.96m)

The perfect place to relax and unwind, the front reception room has double glazed bay window to the front aspect and panel radiator.

### Rear Reception Room 13'0 x 12'0 (3.96m x 3.66m)

Located next to the kitchen, the flexible second reception room can be utilised for many purposes, such as an intimate dining room, sitting room or ideal work from home space. The room has a double glazed bay window to the rear aspect and panel radiator.

### Kitchen 20'11 x 6'0 (6.38m x 1.83m)

Located next to the rear reception room, the generous kitchen has a double glazed window to the side aspect, double glazed door offering access to the rear garden and panel radiator. The kitchen has a range of wall & base units, integrated electric oven with gas hob, and space for a fridge freezer, washing machine and tumble dryer.

### First Floor Landing

The first floor landing has a double glazed window to the side aspect and doors offering access to all three bedrooms and the family bathroom.

### Bedroom One 14'0 x 12'10 (4.27m x 3.91m)

Double bedroom with double glazed bay window to the front aspect, panel radiator and two built in wardrobes.

### Bedroom Two 12'10 x 12'0 (3.91m x 3.66m)

Double bedroom with two double glazed windows to the rear aspect and panel radiator.

### Bedroom Three 8'0 x 7'1 (2.44m x 2.16m)

Generous bedroom with double glazed window to the front aspect, panel radiator and useful storage cupboard.

### Bathroom 8'10 x 6'0 (2.69m x 1.83m)

The modern bathroom has a double glazed window to the rear aspect, panel radiator and useful storage cupboard. The suite itself comprises of a low level WC, hand wash basin and bath with shower over and shower screen.

### Outside

As you approach the property you will find a well presented fore garden with a storm porch leading to the front door.

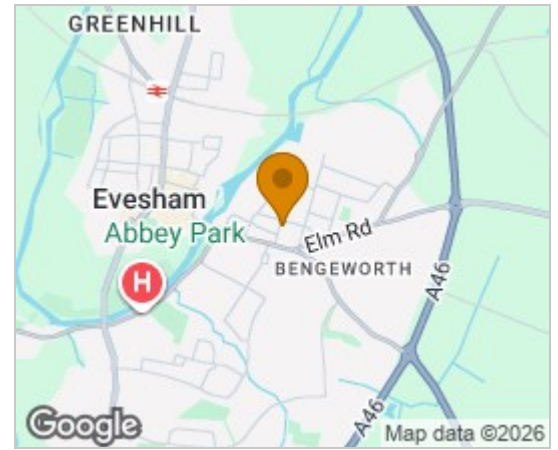
At the rear of the property is a generously sized rear garden comprising an area of patio and lawn beyond. There is a right of way across the garden for the neighbouring property.

### 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.

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### Area Map



### Floor Plans



### Energy Efficiency Graph

