Leggett & James
The Vale of Evesham Property Experts

2 Merstow Cottages

, Evesham, WR11 4AY

Offers Around £125,000

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CHAIN FREE HOME IN NEED OF MODERNISATION, IDEALLY LOCATED WITHIN EASY REACH OF EVEHAM TOWN CENTRE & TRAIN STATION

This two bedroom home is centrally located within easy reach Evesham town centre, train station and Waitrose. The property is in need of modernisation and is offered to the market with no onward chain.

The Property
As you approach the property, which enjoys a nice position at the end of a sought after lane, you will find some garden space to the front which leads to the front door.

The ground floor comprises: entrance porch, living room, kitchen, bathroom, utility room.

The first floor comprises: first floor landing, two bedrooms.

The property further benefits from gas central heating and is offered to the market with no onward chain.

Tenure - Freehold
Council Tax Band - B

Entrance Porch
The entrance porch has a double glazed window to the side aspect and useful storage cupboard.

Living Room 18'10 x 11'10 (5.74m x 3.61m)
The spacious reception room has a double glazed window to the front aspect, panel radiator and useful under stairs cupboard.

Kitchen 7'3 x 6'9 (2.21m x 2.06m)
The kitchen has a window and 'Velux' style window both to the rear aspect. The kitchen comprises of a range of wall & bas units, sink with drainer and space for both a fridge freezer and freestanding oven.

Bathroom 6'9 x 5'11 (2.06m x 1.80m)
The bathroom, located on the ground floor, has a window to the rear aspect and panel radiator. The bathroom suite comprises of a low level WC, hand wash basin and bath with shower over.

Utility Area 6'9 x 3'10 (2.06m x 1.17m)
The useful utility area which sits between the kitchen & bathroom has a worktop and space beneath for a washing machine and tumble dryer.

First Floor Landing
The first floor landing has a double glazed window to the front aspect and panel radiator.

Bedroom One 11'10 x 10'5 (3.61m x 3.18m)
Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobes.

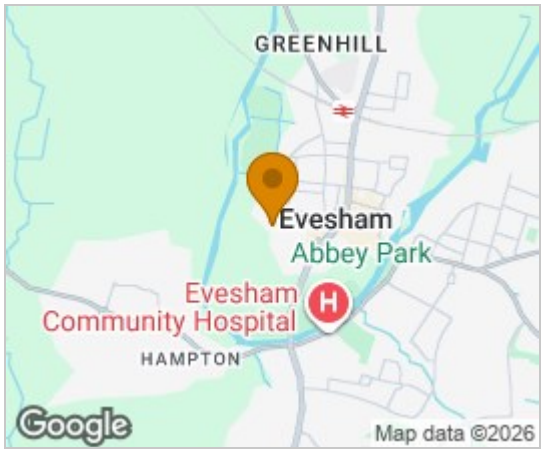
Bedroom Two / Office 7'6 x 4'10 (2.29m x 1.47m)
The second bedroom/office has a double glazed window to the rear aspect and useful storage over the stairs.

Outside
The property is conveniently tucked away at the end of a sought-after lane, within close proximity of the Evesham town centre.

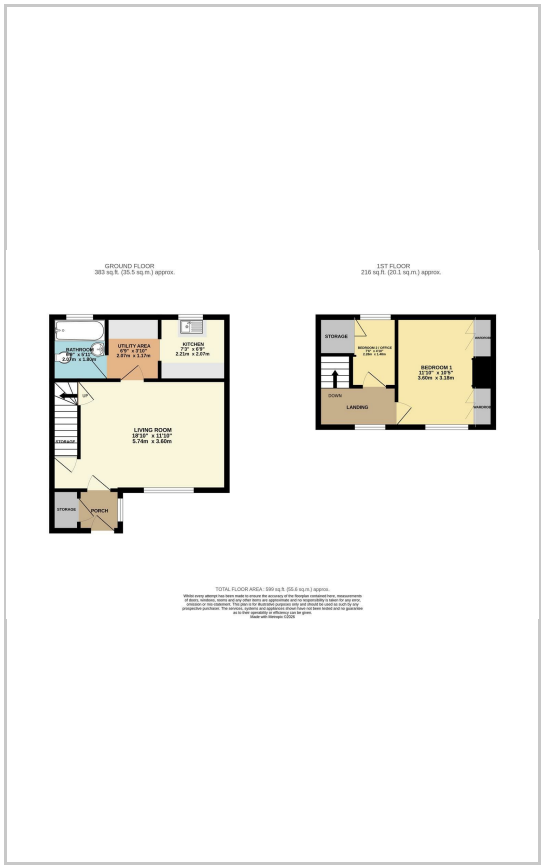
As you approach the property you will find a garden space to the front leading to the front door.

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.

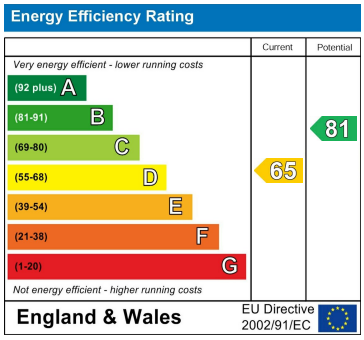
Area Map



Floor Plans



Energy Efficiency Graph



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