



Leggett & James

The Vale of Evesham Property Experts



16 North Road

, Evesham, WR11 3AY

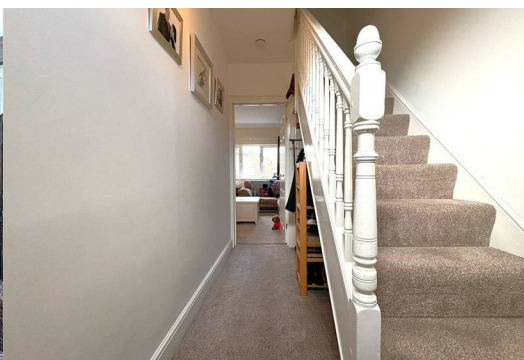
Asking Price £240,000



BEAUTIFULLY PRESENTED PERIOD FAMILY HOME WITH GARAGE & OFF ROAD PARKING

This beautifully presented three bedroom family home has been much loved by the current owners, who have found a chain free onward purchase that they wish to buy, offering a swift and straight forward purchase for a buyer.

The home boasts three bedrooms, a spacious and sociable lounge/diner, modern kitchen & bathroom and a garage and off road parking to the rear.



The Property

As you approach the property you will find a gate opening into a beautifully landscaped front courtyard with planted borders and a pathway leading to the front door of the home.

The ground floor comprises: entrance hall, lounge/diner, kitchen, bathroom.

The first floor comprises: first floor landing, three well proportioned bedrooms, first floor WC.

The property further benefits from gas central heating and double glazing throughout. The property was recarpeted in December 2025, had a new combination boiler installed in 2022 and has a professionally boarded loft with drop down ladder.

Tenure - Freehold

Council Tax Band - B

Entrance Hall

The welcoming entrance hall makes a great first impression for the home. With recently laid carpet, useful under stairs storage and coat hanging area, panel radiator and stairs rising to the first floor.

Lounge 16'6 x 11'10 (5.03m x 3.61m)

The property has a spacious and sociable lounge/diner, ideal for those that like to entertain. The lounge area has a double glazed window to the rear aspect, panel radiator and feature electric fireplace with decorative surround.

Dining Area 10'6 x 10'5 (3.20m x 3.18m)

At the front of the property is this light and bright dining area, which has a double glazed window to the front aspect and panel radiator. The dining area and lounge form a spacious and flexible lounge/diner, ideal for all of the families needs.

Kitchen 10'0 x 7'0 (3.05m x 2.13m)

The modern kitchen has a double glazed window to the side aspect and double glazed door leading to the rear garden. The kitchen has a range of wall & base units, sink with drainer, electric oven & hob and space for a washing machine and under counter fridge.

Bathroom 7'0 x 6'11 (2.13m x 2.11m)

The modern family bathroom has an obscured double glazed window to the rear aspect and vertical wall mounted radiator. The modern suite comprises of a low level WC, hand wash basin and bath with shower over and shower screen.

First Floor Landing

The first floor landing has doors opening into all three bedrooms and the useful first floor WC. There is also a loft hatch with drop down ladder, the loft has been professionally boarded.

Bedroom 1 13'1 x 8'7 (3.99m x 2.62m)

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

Bedroom 2 9'11 x 8'0 (3.02m x 2.44m)

Generous bedroom with double glazed window to the rear aspect and panel radiator.

Bedroom 3 8'1 x 7'7 (2.46m x 2.31m)

Bedroom with double glazed window to the rear aspect and panel radiator.

First Floor WC 3'10 x 3'1 (1.17m x 0.94m)

The useful first floor WC services the three upstairs bedrooms. The suite comprises of a WC and hand wash basin.

Garage 16'5 x 8'11 (5.00m x 2.72m)

The garage is located to the rear of the property with an off road parking space Infront. The garage has a traditional 'up and over' style garage door to the front aspect and a personnel door and window to the rear aspect. The garage has light and power.

Outside

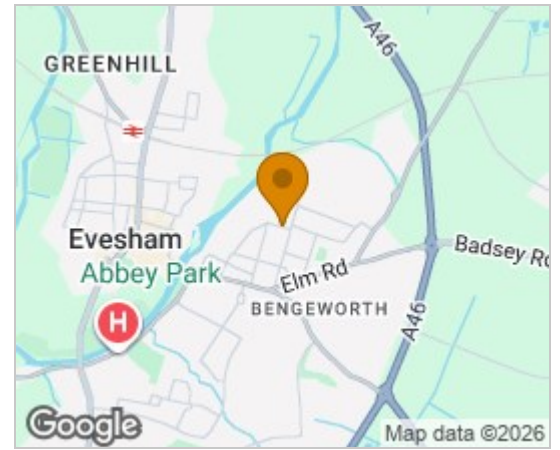
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At the rear of the property is a well kept, yet low maintenance rear garden perfect for relaxation and alfresco dining. At the end of the garden is a rear gate leading to an off road parking space and front door of the garage. The garage can also be accessed from the garden using the back 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.

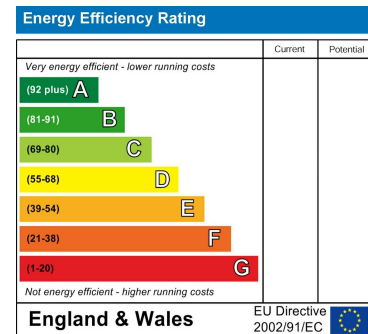
Area Map



Floor Plans



Energy Efficiency Graph



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