



# Leggett & James

The Vale of Evesham Property Experts



## 1 Ellison Close

, Evesham, WR11 3JN

Asking Price £230,000



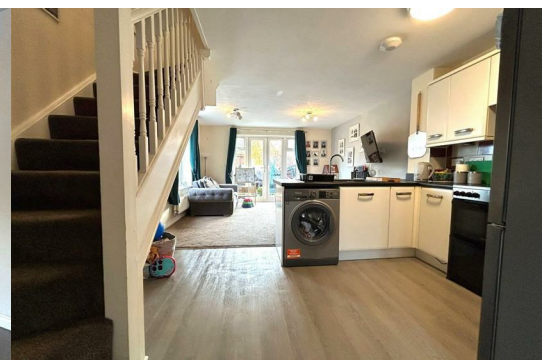
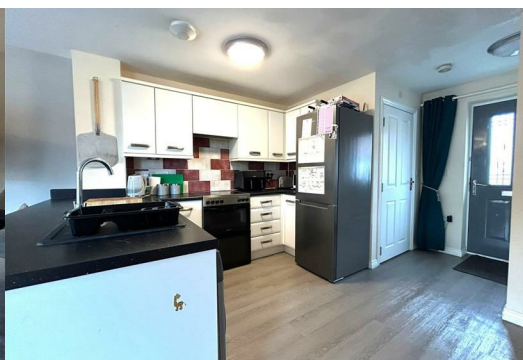
\*\*\*WELL PRESENTED MODERN TWO BEDROOM HOME LOCATED WITHIN A PEACEFUL CUL-DE-SAC WITH A SOCIABLE OPEN PLAN GROUND FLOOR LAYOUT\*\*\*

This modern two bedroom home boasts two double bedrooms, a sociable open plan ground floor layout, generous rear garden and driveway for multiple vehicles. The property is located within a popular cul-de-sac with children's play park close by.

As you approach the property you will find a well maintained fore garden with pathway leading to the front door and a driveway to the side of the property for multiple vehicles.

The open plan ground floor comprises: entrance hall, WC, kitchen, lounge.

The first floor comprises: first floor landing, two double bedroom and family bathroom.





Entrance Hall

The welcoming entrance hall is light and airy, being open to the kitchen and living area. You will find a door to the right offering access to the ground floor WC and a doors to the left opening into a useful storage cupboard.

Ground Floor WC 4'10 x 3'11 (1.47m x 1.19m)

The useful ground floor WC has a low level WC, hand wash basin and double glazed window to the front aspect.

Kitchen 12'11 x 9'0 (3.94m x 2.74m)

The sociable kitchen is open to the living space, perfect for those that like to entertain. The kitchen has a range of wall and base units, sink with drainer and space for an oven, fridge freezer & washing machine/washer dryer. From the kitchen are stairs that rise to the first floor.

Lounge 12'11 x 11'11 (3.94m x 3.63m)

The ideal place to relax, the lounge has a double glazed window to the side aspect and double glazed patio doors to the rear, opening into the generous rear garden. The lounge is open to the kitchen, beneficial for family living and has a panel radiator.

First Floor Landing

The first floor landing has doors offering access to both double bedrooms and the family bathroom. The bright landing has a double glazed window to the side aspect and panel radiator.

Bedroom 1 12'11 x 10'0 (3.94m x 3.05m)

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

Bedroom 2 12'11 x 8'0 (3.94m x 2.44m)

Double bedroom with two double glazed windows to the front aspect, panel radiator & useful storage cupboard.

Bathroom 6'1 x 6'0 (1.85m x 1.83m)

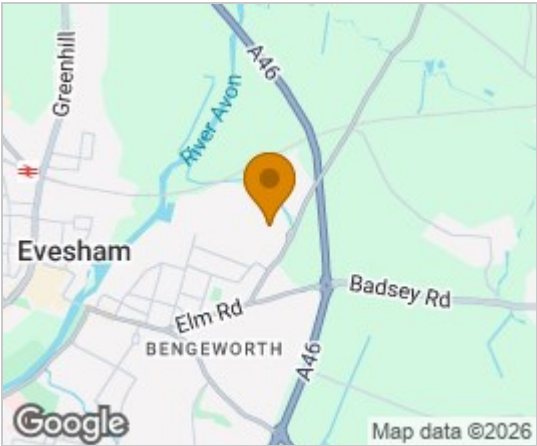
The modern bathroom suite comprises of a low level WC, hand wash basin, bath with shower over and shower screen and heated towel rail.

Outside

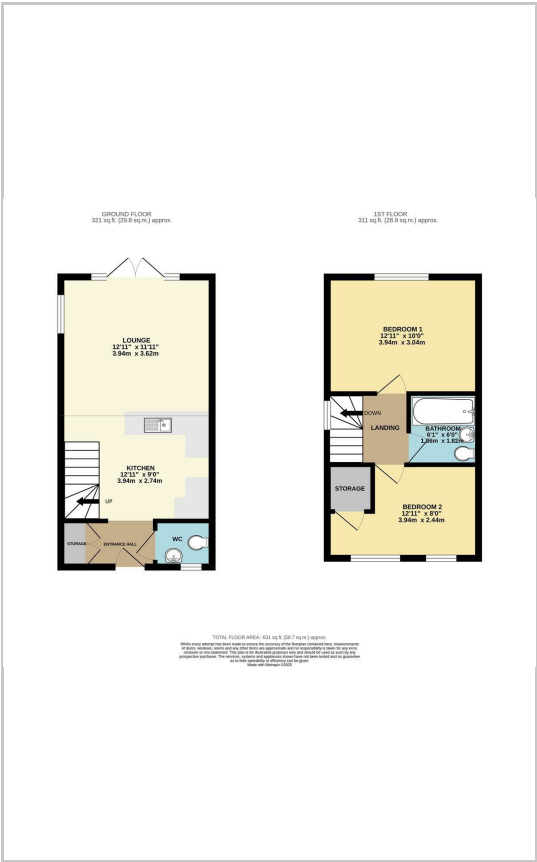
Externally the home has a well maintained and attractive fore garden, mainly laid to lawn with pathway leading to the front door and a driveway for multiple vehicles to the side of the property.

To the rear of the property is a generous rear garden with a gate offering alternative access to the driveway.

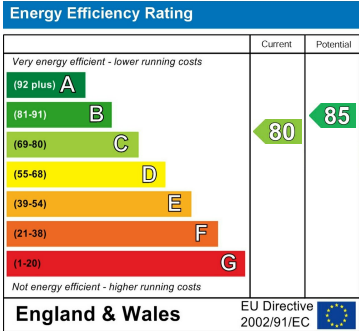
Area Map



Floor Plans



Energy Efficiency Graph



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