



Leggett & James

The Vale of Evesham Property Experts



12 Elm Road

, Evesham, WR11 3DL

Asking Price £325,000



Set in the Bengeworth area of Evesham this detached house has been much improved by it's current owner and is available with no onward chain. The accommodation comprises of an entrance hall, cloakroom, living room, dining room, newly fitted kitchen, three double bedrooms and a newly fitted bathroom. The property further benefits from double glazing, a new heating system, off road parking and an enclosed rear garden.



An obscure double glazed front door opens to:

Entrance Hall

Having a grey wood effect laminate floor, radiator, stairs to the first floor and doors to Cloakroom, Living room and Dining Room

Cloakroom

Having an obscure double glazed window to the rear, tiled floor, dual flush low level WC and a vanity wash hand basin with cupboard below

Living Room 21'8 x 11'11 (6.60m x 3.63m)

Having double glazed windows to the front and rear, two radiators, grey wood effect laminate flooring and a feature electric fire

Dining Room 11'11 x 10'8 (3.63m x 3.25m)

Having a double glazed window to the front, radiator, grey wood effect laminate flooring and an opening to:

Kitchen 13'0 x 8'10 (3.96m x 2.69m)

Having a double glazed window to the rear, double glazed door to the side, tiled floor and spotlights. The newly fitted kitchen has a selection of wall and base units with wooden worksurfaces over with matching splash backs. There is a single drainer sink, a new built in electric oven with electric hob and filter hood over, spaces for an American style fridge freezer, dishwasher and washing machine and a newly fitted 'Ideal' gas fired combination boiler in a cupboard.

First Floor Landing

Having a double glazed window to the rear, access to loft space and doors to the Bedrooms and Bathroom

Bedroom One 12'8 x 11'11 (3.86m x 3.63m)

Having double glazed windows to the front and side, radiator, television point and newly fitted carpet.

Bedroom Two 11'11 x 10'8 (3.63m x 3.25m)

Having double glazed windows to the front and rear, radiator and newly fitted carpet

Bedroom Three 11'11 x 8'8 (3.63m x 2.64m)

Having a double glazed window to the front, radiator and a newly fitted carpet.

Bathroom

Having two obscure double glazed windows to the front, a heated radiator towel rail, tiled floor and an extractor fan. The newly refitted bathroom has a white suite comprising of a dual flush low level WC, vanity wash hand basin with cupboards below, and a panel bath with shower over.

Outside

The front of the property is block paved providing off road parking for a couple of vehicles with a side garden that is laid to lawn with planted fruit trees and established borders. The enclosed rear garden has a paved seating area with a raised border that leads to a timber shed with further planted borders. To one side of the house there is an area of garden with gated pedestrian access leading to the side garden whilst a path on the other side of the house is partly covered with access in to the kitchen and gated pedestrian access to the driveway.

Referrals

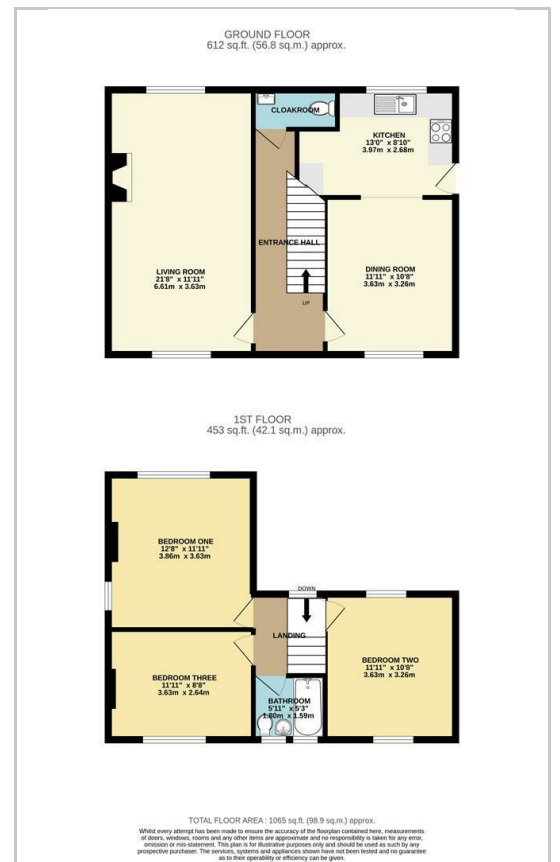
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Area Map



Floor Plans



Energy Efficiency Graph

