



Leggett & James

The Vale of Evesham Property Experts



1 Wych Elm Grove

, Evesham, WR11 3FT

Asking Price £265,000



BEAUTIFULLY PRESENTED MODERN TWO DOUBLE BEDROOM HOME OFFERED TO THE MARKET IN 'TURN KEY' CONDITION - FREEHOLD PURCHASE

This beautifully presented modern property is offered to the market in 'turn key' condition.

The property boasts two double bedrooms, a generous plot with gardens extending to the front and both sides of the home and a driveway for two vehicles. The property has been incredibly well looked after by the current owners and must be viewed to be fully appreciated.



The Property

Upon arrival at the property you can appreciate the generous plot on offer. You will find a driveway for multiple vehicles, a pathway with gate offering access to the rear garden and a generous fore garden stretching around front the front and side of the home.

The spacious ground floor comprises: entrance hall, ground floor WC, living room, kitchen/diner.

The first floor comprises of: first floor landing, two double bedrooms, family bathroom.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Freehold
Council Tax Band - C

Entrance Hall

The welcoming entrance hall sets the tone for this beautiful home. The hall has a generous under stairs cupboard, panel radiator & stairs rising to the first floor, with modern panelling following the curve of the stairway.

Living Room 15'1 x 9'10 (4.60m x 3.00m)

The light & bright family living room is the perfect place to relax & unwind. The room has dual aspect double glazed windows to the front & side aspects and panel radiator.

Kitchen/Diner 15'1 x 9'2 (4.60m x 2.79m)

The stunning kitchen/diner has dual aspect double glazed windows to the front & side aspects, double glazed door opening into the rear garden and panel radiator. The modern kitchen has a range of wall & base units, sink with drainer, electric oven with gas hob and space for both a fridge freezer & washing machine.

Ground Floor WC 5'1 x 3'6 (1.55m x 1.07m)

The useful ground floor WC comprises of a low level WC, hand wash basin & panel radiator.

First Floor Landing

The first floor landing has doors opening into both double bedrooms and the family bathroom. The landing has a useful storage cupboard and panel radiator.

Bedroom One 15'1 x 9'10 (4.60m x 3.00m)

Double bedroom with dual aspect double glazed windows to the front & side aspects, panel radiator and built in wardrobe.

Bedroom Two 15'1 x 9'3 (4.60m x 2.82m)

Double bedroom with dual aspect double glazed windows to the front & side aspects & panel radiator.

Bathroom 6'6 x 5'6 (1.98m x 1.68m)

The bathroom has an obscured double glazed window to the front aspect. The modern suite comprises of a low level WC, hand wash basin bath with shower over & shower screen and a heated towel rail.

Outside

As you approach the property you can appreciate the generous plot on offer. You will find a driveway for multiple vehicles, a pathway with gate offering access to the rear garden and a generous fore garden stretching around front the front and side of the home.

The property has a generous and fully fenced garden featuring a large patio, lawn beyond and garden shed.

Digital Photography Disclaimer

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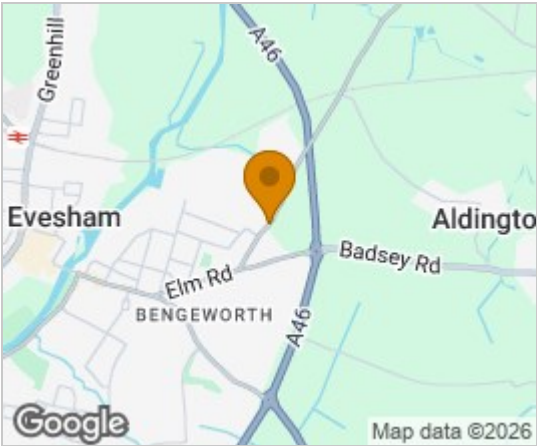
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Area Map



Floor Plans



Energy Efficiency Graph

