



# Leggett & James

The Vale of Evesham Property Experts



## 52 Crump Way

Evesham, Worcs, WR11 3JH

Asking Price £240,000



Set on the popular Orchards development, this two bedroom end of terrace house is a superb example of a well presented modern home.

The property has been freshly decorated throughout, provides off road parking and a preferable westerly facing rear garden.

Along with two double bedrooms, there is a cloakroom, a well equipped kitchen space, a feature open plan living/dining room and a bathroom.

Available with no onward chain, viewing of this property is highly recommended to appreciate all that it has to offer.



### Entrance Hall

A multi lever front door open to the hall, which has doors opening to the Living Room and Cloakroom.

### Cloakroom

with an obscure double glazed window to the front and a modern low level WC with a matching wash basin.

### Open Plan Living Dining Room 13'7" x 13'2" (4.14m x 4.01m)

having double glazed windows and twin doors opening to the rear garden, media connect points, a useful built in store cupboard and open plan to:

### Kitchen 11' x 6' (3.35m x 1.83m)

with a double glazed window to the front and well equipped with a stylish range of gloss cupboards and drawers with work surfaces and a single drainer sink. A four ring gas cooker hob has an extractor hood above and oven below, along with an integral fridge and freezer, a concealed integral washer dryer machine. The gas central heating boiler is also found concealed behind a matching cupboard.

### First Floor Landing

having access to the loft space and doors leading to:

### Bedroom One 13'2" x 9'1" (4.01m x 2.77m)

with a double glazed window to the rear.

### Bedroom Two 13'2" x 8'4" (4.01m x 2.54m)

with a double glazed window to the front and a useful built in store cupboard.

### Bathroom

enjoying a modern white suite comprising a low level WC, a wash basin and a panel bath with stylish modern tiled surround and a hot water shower. The room is also complemented by a large fitted mirror and spotlighting.

### Outside

At the front of the property, there is off road parking for cars, a useful outside tap and a path that leads along the side of the house to a gate which opens to:

The rear garden is enclosed by wood panel fencing and set down to recently relaid lawn. The rear garden enjoys a preferable westerly facing aspect.

### Digital Photography Disclaimer

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## Area Map



## Floor Plans



## Energy Efficiency Graph

