



# Leggett & James

The Vale of Evesham Property Experts



## 11 Coronation Street

Evesham, Worcs, WR11 3DA

Asking Price £200,000



\*\*\*CHAIN FREE PERIOD HOME WITH TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND SPACIOUS REAR GARDEN\*\*\*

This well presented two double bedroom period home is offered to the market with NO ONWARD CHAIN. The property boasts two reception rooms, two double bedrooms and a wealth of character features including feature fireplaces, exposed floorboards and period internal doors.



## The Property

As you approach the property you will find a well maintained fore garden with pathway leading to the front door of the home.

The spacious ground floor comprises: entrance hall, front reception room, rear reception room, kitchen.

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

Externally the property enjoys a spacious rear garden, brick built store and WC.

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

Tenure: Freehold  
Council Tax band - B

## Entrance Hall

A double glazed front door opens into the welcoming entrance hall, which has doors offering access to both reception rooms and a panel radiator.

## Front Reception Room 10'1 x 10'1 (3.07m x 3.07m)

The front reception room has a double glazed bay window to the front aspect, panel radiator and feature fireplace. Double doors open into the rear reception room, meaning you can close the room off for a cosy snug evening, or open the doors to create an open plan, larger entertaining space.

## Rear Reception Room 14'0 x 10'11 (4.27m x 3.33m)

The larger of the two reception rooms has a double glazed window to the rear aspect, panel radiator and decorative electric fireplace. Double doors open into the front reception room, meaning you can close the room off for a cosy snug evening, or open the doors to create an open plan, larger entertaining space.

## Kitchen 13'1 x 7'11 (3.99m x 2.41m)

The kitchen has a double glazed window to the side aspect, double glazed door offering access to the rear garden and a panel radiator. The kitchen comprises of a range of wall & base units, integrated electric oven with gas hob, sink with drainer and space for a washing machine, under counter fridge and under counter freezer. The kitchen further benefits from a useful storage cupboard and a door offering access to the stairs which lead to the first floor landing.

## First Floor Landing

The first floor landing has doors offering access to both double bedrooms & the family bathroom as well as a panel radiator.

## Bedroom 1 14'0 x 10'1 (4.27m x 3.07m)

Double bedroom with double glazed window to the front aspect and panel radiator. The room benefits from lovely features such as original exposed floorboards and a feature fireplace.

## Bedroom 2 11'0 x 10'11 (3.35m x 3.33m)

Double bedroom with double glazed window to the rear aspect and panel radiator. The room benefits from lovely features such as original exposed floorboards and a feature fireplace.

## Bathroom 9'1 x 7'1 (2.77m x 2.16m)

The bathroom has a double glazed window to the rear aspect, panel radiator and useful storage/airing cupboard. The suite comprises of a low level WC, hand wash basin and bath with shower over.

## Outside WC & Store

Accessed from the garden you will find a brick built store and brick built WC with WC and double glazed window.

## Outside

As you approach the property you will find a well maintained fore garden with pathway leading to the front door.

To the rear of the property is a spacious garden with a patio leading to a generous lawn, perfect for alfresco dining! At the end of the garden is a gate offering access to the lane to the rear of the properties.

## 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

