



# Leggett & James

The Vale of Evesham Property Experts



## 76 Falkland Road

Evesham, Worcestershire, WR11 1XE

Asking Price £315,000



\*\*\*CHAIN FREE THREE BEDROOM FAMILY HOME LOCATED WITHIN A PEACEFUL POSITION SET BACK FROM THE ROAD WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES LEADING TO THE GARAGE\*\*\*

This well appointment three bedroom family home is offered to the market with NO ONWARD CHAIN. The property boasts a spacious rear garden with covered veranda, modern shower room and is set back from the road, nestled in a peaceful position.

The current owners have made improvements to the property, including a new gas boiler, new fuse box, new windows and front door and new fence to the left hand boundary of the garden during their tenure.



### The Property

Upon arrival at the property you will be pleased to find the home nestled within a peaceful position, set back from the road. At the front of the property is off road parking for several vehicles, access to the garage and front door of the home.

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

The first floor comprises: first floor landing, three well proportioned bedrooms, modern shower room.

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

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Tenure - Freehold  
Council Tax Band - C

### Entrance Hall

The welcoming entrance hall makes a great first impression for the home, with a door offering access to the living room and stairs rising to the first floor.

### Living Room 14'7 x 11'10 (4.45m x 3.61m)

The perfect place to relax and unwind, the family living room has a double glazed window to the front aspect and panel radiator.

### Kitchen Diner 15'1 x 11'3 (4.60m x 3.43m)

The spacious kitchen diner is ideal for those that like to entertain, with double glazed patio doors opening out to the covered veranda. The room has a double glazed window to the rear aspect and panel radiator. The modern kitchen has a range of wall & base units and space for a fridge freezer, freestanding cooker and dishwasher.

### Utility Room 11'3 x 6'7 (3.43m x 2.01m)

The useful utility room has double glazed windows to the side and rear aspect, double glazed patio doors opening into the rear garden and a panel radiator. The utility has work top space and under counter space for a washing machine and tumble dryer.

### First Floor Landing

The light & airy first floor landing has a double glazed window to the side aspect and doors opening into all three well proportioned bedrooms and the modern shower room. There is also access to a useful storage cupboard.

### Bedroom One 12'4 x 8'6 (3.76m x 2.59m)

Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobes.

### Bedroom Two 10'1 x 8'6 (3.07m x 2.59m)

Double bedroom with double glazed window to the rear aspect, panel radiator and useful storage cupboard.

### Bedroom Three 9'4 x 6'4 (2.84m x 1.93m)

Bedroom with double glazed window to the front aspect, panel radiator and useful storage cupboard.

### Shower Room 6'4 x 6'3 (1.93m x 1.91m)

The beautifully crafted shower room has a double glazed window to the rear aspect. The modern suite comprises of a low level WC, hand wash basin and shower cubicle.

### Garage 17'6 x 8'2 (5.33m x 2.49m)

The useful garage has a traditional 'up and over' style garage door to the front aspect and useful door to the rear opening into the utility room.

### Covered Veranda 13'1 x 9'7 (3.99m x 2.92m)

Enjoy the garden all year round with this well appointed covered veranda, which has a view of and leads onto the well kept lawn.

### Outside

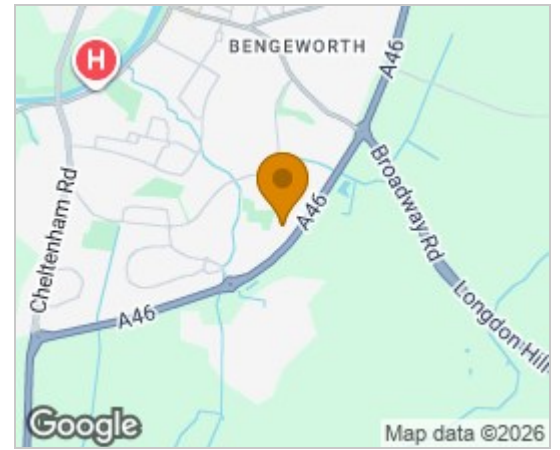
Upon arrival at the property you will be pleased to find the home nestled within a peaceful position, set back from the road. At the front of the property is off road parking for several vehicles, access to the garage and front door of the home.

At the rear of the property is a generous rear garden comprising of a covered veranda, decking and lawn.

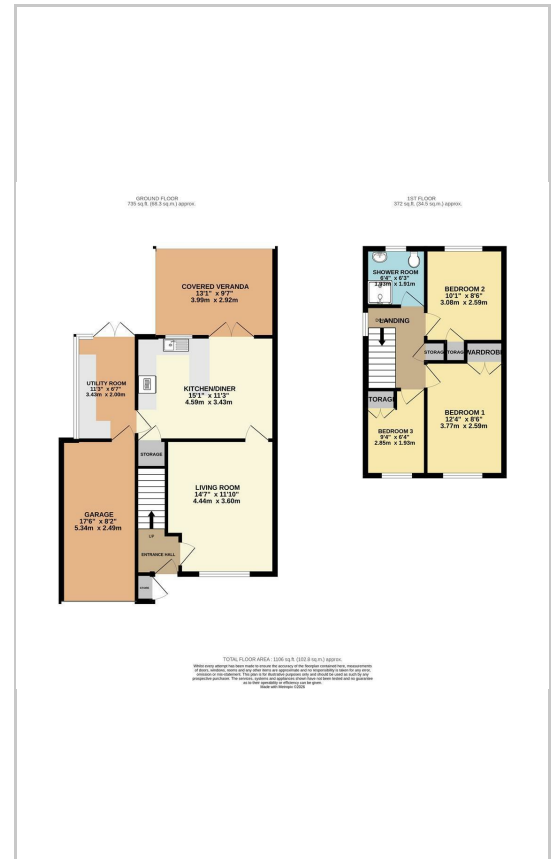
### Referrals

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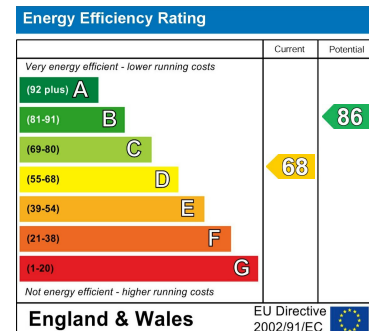
## Area Map



## Floor Plans



## Energy Efficiency Graph



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