



**Leggett
& James**

The Vale of Evesham Property Experts



19 Rynal Place

, Evesham, WR11 4PX

Asking Price £250,000



STUNNING & MUCH IMPROVED TWO BEDROOM HOME WITH USEFUL LOFT ROOM AND SPACIOUS GARDENS, LOCATED WITHIN EASY REACH OF EVESHAM'S TOWN CENTRE & TRAIN STATION

This stunning two bedroom home has been much improved by the current owners, including a new roof. The property boasts spacious gardens, generous reception space and a useful loft room. The property is ideally located within easy reach of the amenities of Evesham town centre and Evesham train station.

As you approach the property you will be greeted with a driveway for two vehicles and pathway leading to the front door. To the left hand side of the property is a useful side gate which leads to a private area between the driveway & utility, ideal for storage and keeping wheelie bins out of sight.

The spacious ground floor comprises: entrance hall, living room, kitchen, dining room/garden room, ground floor WC, utility room.



Entrance Hall

The inviting entrance hall has a vertical wall mounted radiator, stairs rising to the first floor and door opening into the living room.

Living Room 12'11 x 11'8 (3.94m x 3.56m)

The perfect place to relax and unwind, the family living room has a double glazed window to the front aspect, panel radiator and feature fireplace. The room also has a useful under-stairs storage cupboard.

Kitchen 12'11 x 7'10 (3.94m x 2.39m)

The stylish & modern kitchen is a sociable space, with an opening allowing for conversation with those in the dining room/Garden room. The kitchen has a range off wall & base units and space for a fridge/freezer, dishwasher & oven. The room also has a vertical wall mounted radiator.

Dining Room/Garden Room 10'10 x 7'6 (3.30m x 2.29m)

Take in a view of the wonderful gardens from this useful addition to the home. There are two double glazed windows to the rear aspect and double glazed patio doors to the side aspect, opening into the garden. The room is ideal for a number of uses, whether its a formal dining area, work from home space or just somewhere to relax and unwind with a view of the gardens. The room has a vertical wall mounted radiator and useful built in storage.

Ground Floor WC 2'6 x 4'10 (0.76m x 1.47m)

The useful ground floor WC has a double glazed window to the rear aspect. The suite comprises of a low level WC & corner hand wash basin.

Utility Room 11'9 x 6'2 (3.58m x 1.88m)

Please note that the utility is of wooden construction. The utility has double glazed doors to both ends, allowing easy passage from the front of the house to the rear garden. You will find a workspace with sink and a space underneath for a washing machine and one more utility, and useful built in storage.

First Floor Landing

The first floor landing has a double glazed window to the side aspect, doors offering access to both bedrooms and the bathroom and stairs rising to the second floor loft room.

Bedroom 1 10'6 x 9'9 (3.20m x 2.97m)

Double bedroom with a double glazed window to the rear aspect and panel radiator. From the double glazed window are pleasant views of the surrounding area.

Bedroom 2 15'11 x 6'2 (4.85m x 1.88m)

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

Bathroom 7'0 x 5'9 (2.13m x 1.75m)

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

Loft Room 13'6 x 11'11 (4.11m x 3.63m)

The useful loft room has two 'Velux' windows and a panel radiator. The room has an abundance of built in eaves storage and pleasant views of the surrounding area.

Outside

As you arrive at the property you will be greeted with a driveway for two vehicles and pathway leading to the front door. To the left hand side of the property is a useful side gate which leads to a private area between the driveway & utility, ideal for storage and keeping wheelie bins out of sight.

At the rear of the property is a spacious and well maintained rear garden. The garden features a stunning patio ideal for al fresco dining & relaxing, spacious lawn and generous workshop to the rear of the garden.

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

