



Leggett & James

The Vale of Evesham Property Experts



13 Tithe Court

Middle Littleton, Evesham, WR11 8LR

Price Guide £95,000



*****Due to the length of the remaining lease being 57 years this property is only suitable to a cash buyer*****

Nestled in the charming village of Middle Littleton, this delightful house offers a perfect blend of comfort and convenience. Built in 1982, the property boasts a well-maintained interior that reflects the character of its era while providing modern living essentials.

Upon entering, you are welcomed into a cosy reception room which has access to the garden, ideal for relaxation or entertaining guests. The single bedroom is a tranquil retreat, providing a peaceful space for rest and enjoying views over fields. The bathroom is thoughtfully designed and the kitchen has space for a table.

The property further benefits from an enclosed rear garden and an allocated parking space whilst the absence of a chain means that you can move in without delay.



An obscure double glazed front door opens to:

Entrance Porch

Having coat hooks and a door to:

Living Room 13'11 x 10'0 plus bay (4.24m x 3.05m plus bay)

Having double glazed sliding doors to the rear garden, double glazed window to the side, radiator, television point, telephone point and stairs to the first floor. A door opens to:

Kitchen 13'11 x 6'5 (4.24m x 1.96m)

Having a double glazed window to the rear and radiator. The kitchen is fitted with a selection of wall and base units with worksurfaces and returns. There is a stainless steel sink and drainer, cooker point, spaces for a fridge freezer and washing machine and under stairs space that accommodates a table.

First Floor Landing

Having a radiator, access to loft space, door to airing cupboard that houses a 'Worcester' gas fired combination boiler and radiator. doors open to:

Bedroom 12'1 x 10'0 plus wardrobes (3.68m x 3.05m plus wardrobes)

Having a double glazed window to the rear that enjoys views over fields, a double glazed window to the side, radiator, built in wardrobes and an over stairs storage cupboard.

Bathroom

Having an obscure double glazed window to the rear, radiator and a white suite comprising of a dual flush low level WC, pedestal wash hand basin and a panel bath with electric shower over.

Outside

The property is approached via a paved pathway that leads to the front door. There is a useful outside store cupboard to the left of the front porch.

The rear garden is enclosed by a mixture of wood panel fencing and trellis that provides views across to the fields beyond the properties. There is a paved seating area with established borders and a gate provides pedestrian access back towards the front door.

The property further benefits from an allocated parking space in a nearby communal car park.

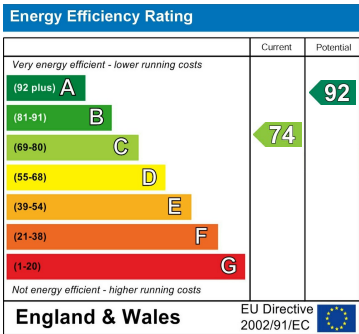
Area Map



Floor Plans



Energy Efficiency Graph



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