



Leggett & James

The Vale of Evesham Property Experts



5 Rose Bank

Evesham, Worcestershire, WR11 3BG

Asking Price £250,000



This three bedroom home is offered in excellent order by the current owners and offers double glazing, gas central heating and off road parking, whilst being set in a popular residential location close to shopping and school facilities.



An obscure double glazed front door opens to:

Entrance Hall

having an obscure double glazed window to the side and a wood effect floor.

Sitting Room 27'9" x 16'10" (8.46 x 5.14)

with a double glazed window to the front, panel radiator, television point and telephone point. Opening to the Dining Area: with a wood effect floor and panel radiator.

Kitchen 14'7" x 9'0" (4.47 x 2.75)

having a double glazed window to rear, the kitchen is fitted with a range of wall and base units having work surfaces over, a one and a half bowl sink with drainer and mixer tap, tiled splashback, integral fridge freezer, integral dishwasher, integral washing machine, integral tumble dryer, gas hob, electric double oven, extractor fan and a panel radiator.

Shower Room 8'0" x 4'8" (2.46 x 1.44)

having an extractor fan, tiled floor with underfloor heating, wash hand basin in vanity, heated towel rail and corner shower.

First Floor Landing

with access to the loft and doors to:

Bedroom One 11'6" x 10'9" (3.51 x 3.29)

having a double glazed window to the rear and panel radiator.

Bedroom Two 10'10" x 10'9" (3.31 x 3.29)

with a double glazed window to the front and a panel radiator.

Bedroom Three 8'4" x 7'8" (2.56 x 2.35)

having a double glazed window to the front and a panel radiator.

Bathroom 6'0" x 5'4" (1.84 x 1.65)

with an obscure double glazed window to the rear, heated towel rail, extractor fan and a white suite comprising a low level WC, wash hand basin in vanity and panel bath with shower over.

Outside

To the front of the property there is a driveway providing off road parking space for a number of vehicles set behind a mature managed hedge. The driveway also gives access to a storage area. The property also enjoys a pleasant enclosed rear garden which is edged by a raised shrub border and a benefits from a paved patio area.

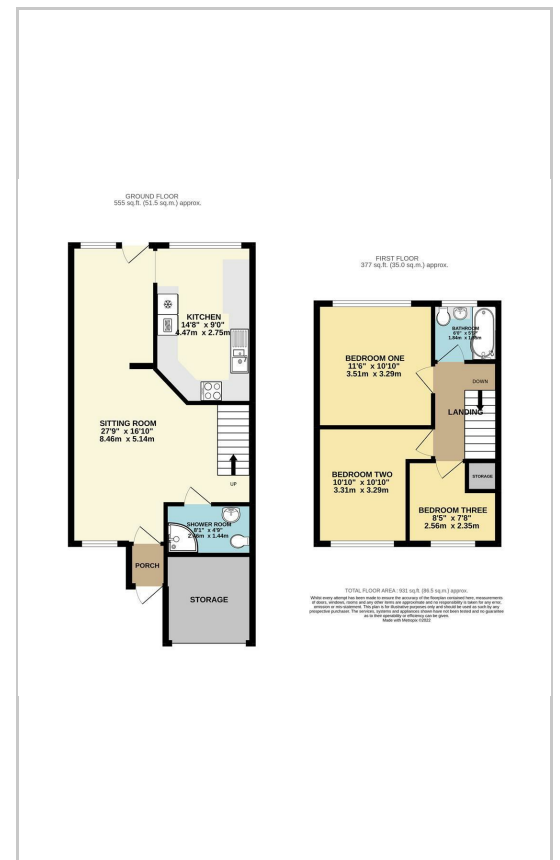
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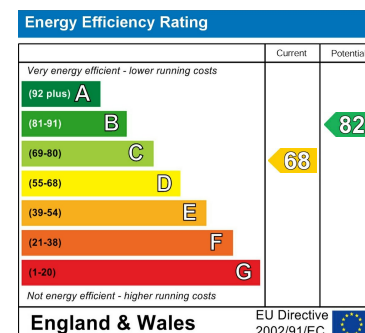
Area Map



Floor Plans



Energy Efficiency Graph



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