



Lichfield Avenue | | Evesham | WR11 3EA
Guide Price £320,000

COOPER & CO

Key features

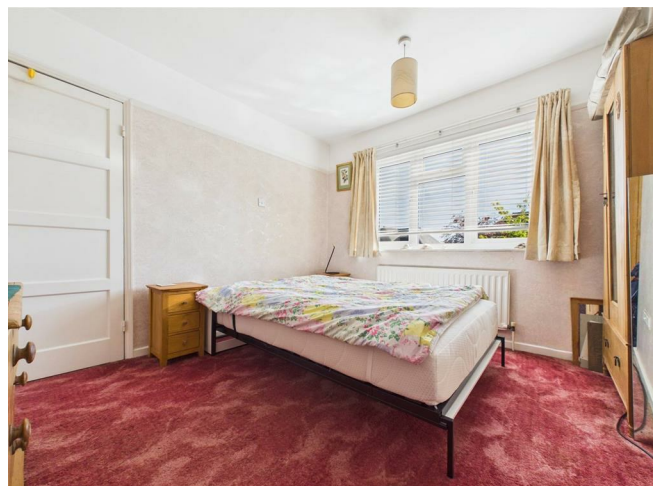
- SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES AND SCHOOLS
- THREE BEDROOM SEMI DETACHED HOUSE
- SCOPE TO MAKE YOUR OWN
- OPEN PLAN KITCHEN DINING ROOM
- BAY WINDOW WITH TONS OF NATURAL LIGHT IN LOUNGE
- UTILITY WC & FAMILY BATHROOM
- EXTENSIVE REAR GARDEN WITH GREENHOUSE & SHED
- AMPLE PARKING VIA DRIVEWAY AND GARAGE
- VIEWINGS 7 DAYS A WEEK

Description

*** WELL PRESENTED, 3 BEDROOM SEMI DETACHED PROPERTY, WITH FANTASTIC GARDEN, AMPLE PARKING AND GARAGE IN POPULAR LOCATION** Internally boasting three bedrooms, family bathroom, living room , kitchen dining family room, downstairs wc, utility room, storage cupboard under stairs . Externally benefiting from a well presented and secure rear garden and mature front garden and, graveled driveway for parking with garage at the side/rear.

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

- Wychavon CC
- Tax Band - C
- EPC - C



Front

Property is approached via gravelled driveway, with mature shrub and plant front garden. Side access via pedestrian, leading to the garage and rear garden.

Hallway

Laminate flooring, door to lounge and kitchen WC/Utility & stairs to first floor. Bottom of hallway is a UPVC frosted door to side access of property, boiler located here also, which has been serviced April 2025.

Lounge

Carpet flooring underfoot, UPVC large bay window to front aspect, radiator, feature open fire and surround.

Kitchen Dining Family Room

Mix of vinyl & terracotta tiled flooring underfoot, fully fitted kitchen with a mix of wall and base units surmounted by work surface, sink with taps and drainer, integrated oven and gas hob. Dining / Family Room, patio doors to rear garden, radiator, Terracotta tile flooring underfoot, floor to ceiling DG windows and sky lights to provide tons of natural light.

Utility/WC

Mix of vinyl & terracotta tiled flooring underfoot, UPVC frosted window to side aspect, WC, wall units, work surface, sink, space for white goods.

Landing

Carpet flooring under foot, with frosted window to side aspect, doors leading to 3 bedrooms and family bathroom. Access to loft which benefits from fitted loft ladder.







Family Bathroom

Vinyl Flooring underfoot, UPVC frosted window to rear aspect, wash hand basin, low flush WC, bath with shower over.

Bedroom 1

Vinyl wooden effect underfoot, window with rear aspect, radiator, this bedroom benefits from fitted wardrobe space, and storage cupboards above.

Bedroom 2

Carpet flooring underfoot, window with front aspect, radiator.

Bedroom 3

Carpet flooring underfoot, window with front aspect, radiator.

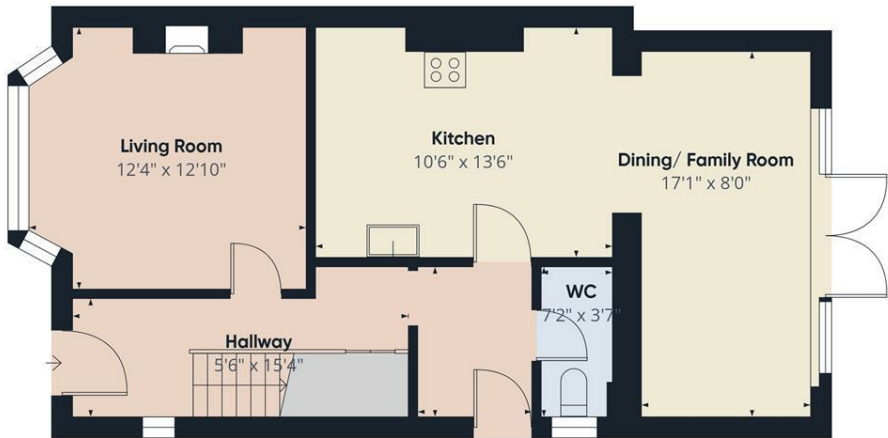
Rear Garden

Large sized rear garden, North East facing , Garden features stoned pathway throughout, starts with a concrete patio area with garden pond and Shed, leading onto a mature lawned garden with shrubs/trees planted, as you walk down the stoned footpath, it leads you onto another section of the garden which is used as a vegetable patch, with mature shrubs and trees and further a greenhouse and water butt.

Garage

Detached single garage with electric & lighting.

Floor plans



Floor 0 Building 1



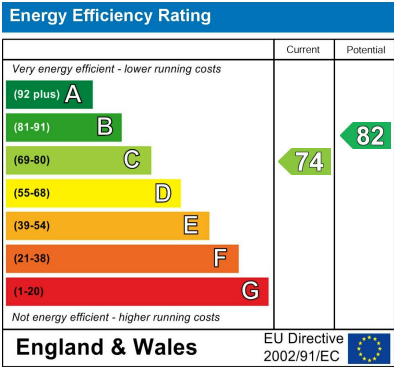
Floor 1 Building 1

Approximate total area^m
1006 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



I Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk