

Niblett Corner | | Evesham | WR11 2SE

Guide Price £335,000

COOPER & CO

Key features

- IMMACULATE SEMI DETACHED HOME
- NATURALLY BRIGHT AND AIRY THROUGHOUT
- OPEN LOUNGE DINING KITCHEN
- UTILITY ROOM WITH WC
- THREE DOUBLE BEDROOMS - MAIN WITH EN-SUITE
- MODERN FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING VIA DRIVEWAY AND GARAGE
- VIEWS OF BREDON HILLS
- VIEWINGS 7 DAYS A WEEK

Description

*** IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME SET OVER THREE FLOORS SITUATED IN A PRIME LOCATION IN HAMPTON ***

Internally downstairs a fantastic open kitchen diner, lounge, utility wc. Upstairs the property benefits from three double bedrooms, bedroom's one with en-suite, family bathroom and large landing.

Externally the property benefits from a large private driveway for 2+ cars, single garage, side pedestrian access to the rear. Garden at the rear.









Front
Property is approached via block paved pathway with driveway for up to 3 cars, single garage (approx 5.95m x 3.00m), low maintenance front garden, side pedestrian access to the rear garden.

Lounge
Laminate flooring, radiator, UPVC window to the front aspect

Kitchen Dining Room
Laminate flooring, mix of wall and base units surmounted with work surface and kitchen island, kitchen sink and drainer, integrated electric hob with extractor fan over, integrated oven, integrated dishwasher and integrated fridge freezer. UPVC Patio Doors and windows to rear garden, UPVC skylights to rear aspect.

Utility Downstairs WC
Laminate flooring, radiator, base units surmounted by work surface and space for white goods, Low flush WC, free standing wash basin with tile splash-back.

Hallway
Laminate flooring, radiator, access to first floor, and door to lounge.

Landing
Carpet flooring, radiator, UPVC window to front aspect, access to family bathroom, bedroom two and three, stairs to second floor.

Family Bathroom
Tiled flooring, bath,walk in shower, wash hand basin, low flush wc, heated towel rail. Frosted UPVC window to the rear aspect.

Bedroom One
Carpeted flooring, UPVC window to the front aspect, radiator, integrated mirror sliding door wardrobes, access to en-suite, storage in alcoves, dressing area/study area.









Bedroom One En-Suite
Tiled flooring underfoot, walk in shower, stand alone wash hand basin, low flush wc and UPVC skylight to rear aspect.

Bedroom Two
Carpeted flooring, UPVC window to the rear aspect and radiator.

Bedroom Three
Carpeted flooring, UPVC window to the front aspect and radiator.

Rear Garden
Enclosed secure rear garden with a good mix of patio and lawned area, with stone pathway to raised seating area that wraps behind the garage, access to the driveway via pedestrian gate.

Additional Information
Estate management service charges - TBC with solicitors.

Agents Note
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.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

Floor plans



Floor 0



Floor 1





Floor 2

Approximate total area(1)

1163 ft²

Reduced headroom

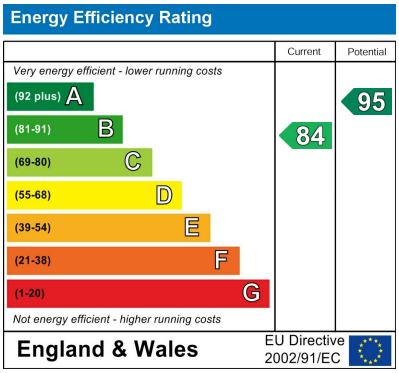
17 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft

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

GIRAFFE360



COOPER & CO

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