Almond Close | Evesham | WR11 1YH

Guide Price £195,000

COOPER & CO

Key features

- IN NEED OF SOME MODERNISATION
- 2 BEDROOM SEMI-DETACHED HOUSE
- REAR ACCESS TO CHARITY BROOK PARK
- LOVELY VIEWS
- GARAGE & DRIVEWAY
- QUIET CUL- DE - SAC LOCATION
- PERFECT FIRST TIME BUYER HOME
- **NO ONWARD CHAIN**
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**

Description

IN NEED OF MODERNISATION THIS 2 BEDROOM SEMI-DETACHED PROPERTY BOASTS OFF-STEET PARKING AND GARAGE IN A QUIET & DESIRABLE CAL- DE - SAC LOCATION WITH VIEWS OVERLOOKING CHARITY BROOK PARK*

Internally the property benefits from 2 double bedrooms, family bathroom, lounge and kitchen/ diner. Externally the property offers off-street parking/driveway for 2 cars, garage and good sized rear garden which backs directly on to Charity Brook Park.

Front
Property is approached via a block paved driveway for 2 cars.

Hallway
Tiled flooring, access to living room and kitchen/diner.

Living Room
Carpeted flooring, UPVC DG bay window to front aspect, feature fire and surround and stairs leading to first floor.

Kitchen/ Diner
Fully fitted kitchen. Good mix of wall and base units surmounted by worktops and splash back tiles with integrated oven, microwave, hob with extractor over, sink and drainer. Tiled flooring underfoot, radiator and UPVC DG Window and door leading to rear garden.

Landing
Carpeted flooring, UPVC DG window to side aspect and doors leading to both bedrooms and family bathroom.

Carex

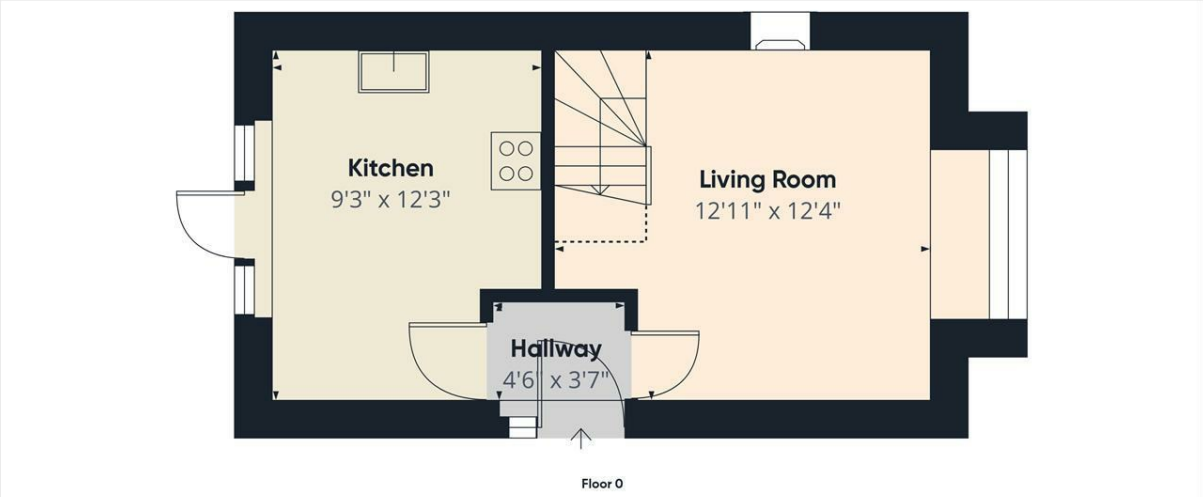
Bedroom 1
Carpeted flooring, radiator, UPVC DG window to front aspect and integrated storage cupboard.

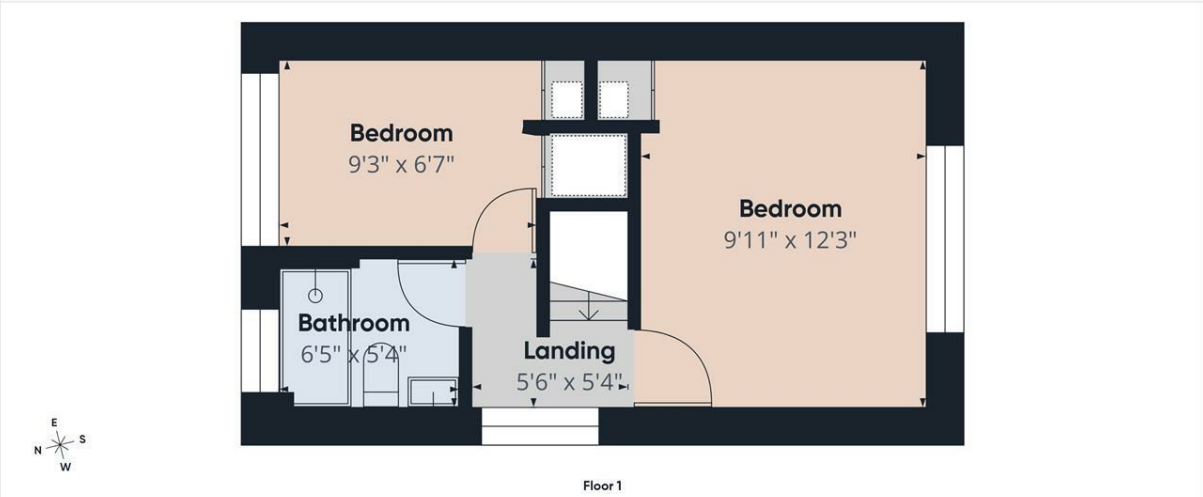
Bedroom 2
Carpet underfoot, UPVC DG window to rear aspect, radiator and integrated storage cupboard.

Family Bathroom
Vinyl flooring underfoot, stand alone wash hand basin, low flush WC, walk in shower, heated towel rail and UPVC DG frosted window to rear aspect.

Rear Garden
Well presented and landscaped rear garden with mix of gravel and raised areas benefiting from rear access directly on to charity brook park.

Floor plans





Approximate total area(1)
534 ft²

Reduced headroom
11 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.

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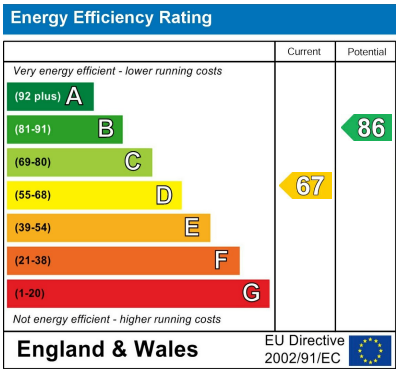

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