



Village Street | Harvington | Evesham | WR11 8NQ

Guide Price £270,000

COOPER & CO

Key features

- SOUGHT AFTER VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- LARGE LIVING ROOM WITH TONES OF NATURAL LIGHT
- FEATURE LOG BURNER
- BATHROOM WITH SEPERATE WC
- PLENTY OF STORAGE
- SCOPE TO ADD YOUR OWN STAMP
- OFF ROAD PARKING WITH DRIVEWAY AND GARAGE
- SECURE LARGE REAR GARDEN
- VIEWINGS 7 DAYS A WEEK

Description

** WELL PRESENTED & SPACIOUS 3 BEDROOM TERRACED PROPERTY WITH REAR GARDEN IN POPULAR VILLAGE LOCATION HARVINGTON ** Internally the property boasts 3 double bedrooms, family bathroom, WC, great sized living room with patio doors to the rear, fully fitted kitchen dining room. Externally the property benefits from a garage and off road parking, with large rear garden with pedestrian access.

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



Front

Property is approached via driveway for parking with well kept graveled front garden. Access to integral Garage with double doors.

Kitchen Dining Room

Vinyl flooring underfoot, fully fitted kitchen with a mix of wall and base units surmounted by work surface, sink with taps and drainer.

Living Room

Carpet flooring underfoot, UPVC windows to rear aspect, patio doors to the rear garden, feature log burner and surround , stairs to first floor.

Bedroom 1

Carpeted flooring, UPVC window to front aspect, radiator, storage cupboard/wardrobe.

Bedroom 2

Wooden Boards flooring, UPVC window to rear aspect, radiator.







Bedroom 3

Wooden Boards flooring, UPVC window to rear aspect, radiator.

Family Bathroom

Vinyl flooring underfoot, bath with separate shower, stand alone wash hand basin and frosted UPVC window to front aspect.

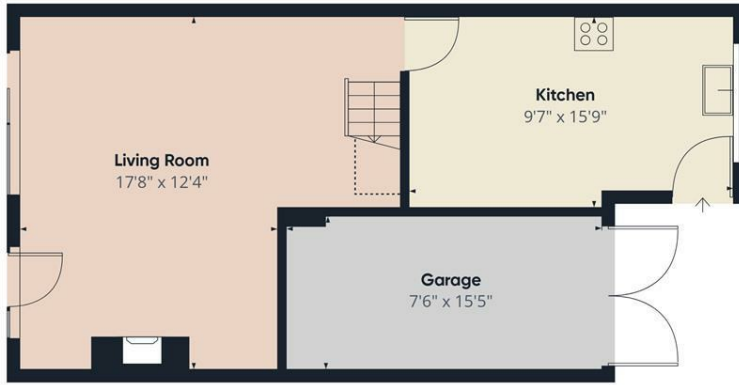
WC

Vinyl flooring underfoot, low flush WC, stand alone wash hand basin.

Rear Garden

Secure Westerly facing garden. Concrete Patio area. with a large lawned area, with mature fenced boarders. Pedestrian rear access at the bottom via gate.

Floor plans



Floor 0



Floor 1



Approximate total area⁽¹⁾

1039 ft²

Reduced headroom

19 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000

sales@cooperandcoestateagents.co.uk