Princess Road | | Evesham | WR11 4QG

Offers Over £250,000

COOPER & CO

Key features

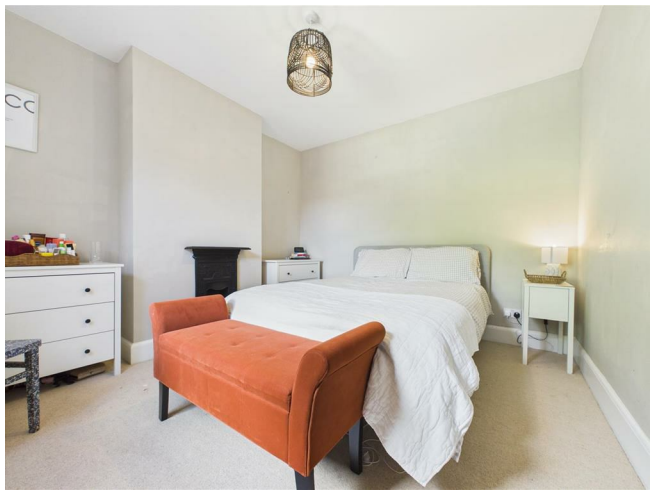
- NO ONWARD CHAIN
- CHARACTERISTIC TERRACED PROPERTY
- LOUNGE WITH BAY WINDOW
- MODERN KITCHEN UTILITY
- SPACIOUS DINING ROOM / RECEPTION ROOM
- 3 BEDROOMS
- MODERN FAMILY BATHROOM & WC
- LOW MAINTENANCE REAR GARDEN
- ON STREET PARKING
- VIEWINGS 7 DAYS A WEEK

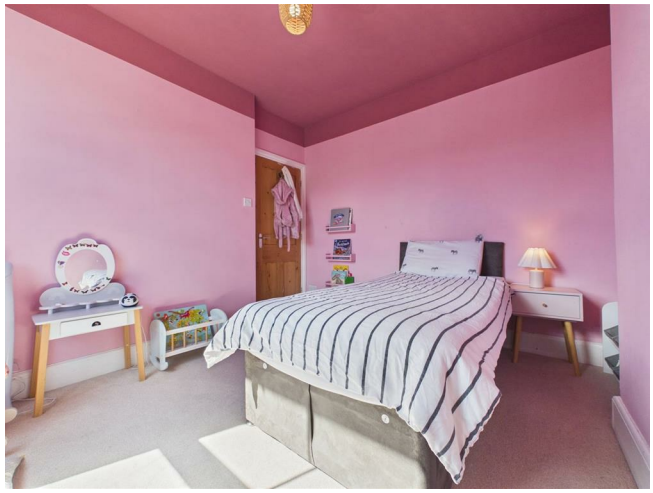
Description

TASTEFUL THREE BEDROOM PERIOD PROPERTY, WITH GENEROUS & VERSITILE LIVING WITH WESTERLEY FACING REAR GARDEN IN THE EVER POPULAR GREENHILL AREA

Internally offers 3 bedrooms, family bathroom, lounge, kitchen utility, dining room, and downstairs WC. Externally boasts well maintained westerly facing rear garden with rear access. Conveniently located in the ever popular Green Hill area, close to Prince Henry's High School, Evesham Train Station and Town Centre.

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.





Front
Property is approached via pathway, low maintenance front garden with brick wall border and to the left hand side a couple properties down, a side pedestrian access to the rear garden via a walk way.

Hallway
Tiled flooring, radiator and doors leading to lounge, dining room and beyond and stairs to first floor.

Lounge
Carpeted flooring, radiator, fireplace with surround and UPVC bay window to front aspect.

Dining Room
Carpeted flooring, radiator, fireplace with surround, UPVC window to rear aspect and door leading to Kitchen

Kitchen Utility
Vinyl flooring underfloor. Good mix of wall and base units with integrated sink and drainer. Integrated dishwasher, and space for whitegoods. Adjacent is the Utility room, where gas combi boiler is situated, which has been annually serviced. Vinyl flooring. Wall and base units. Door to downstairs WC. UPVC DG door to rear garden, and window to side aspect.

Landing
Carpet underfoot, Storage cupboard, doors leading to family bathroom and all 3 bedrooms.

Bedroom 1
Carpeted flooring, radiator, UPVC DG window to rear aspect and feature fire surround.

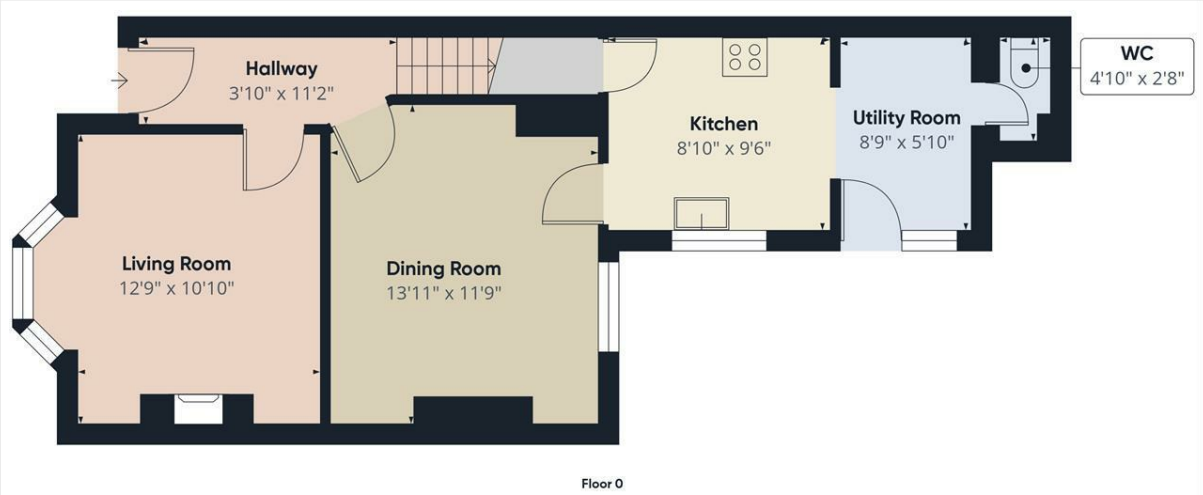
Bedroom 2
Carpeted flooring, radiator, UPVC DG window to front aspect.

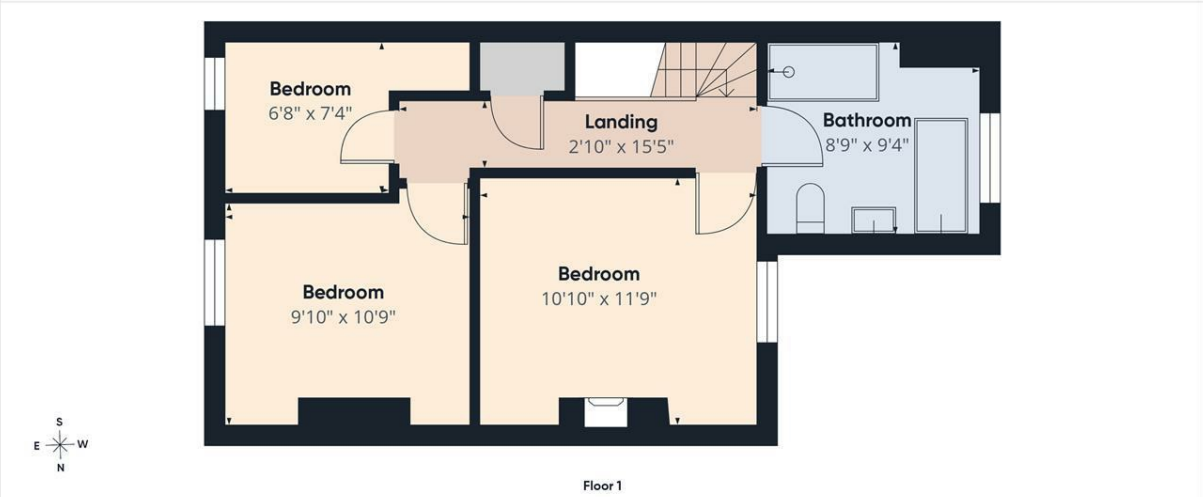
Bedroom 3
Carpeted flooring, radiator, UPVC DG window to front aspect.

Family Bathroom
Vinyl Flooring, half tiled wall, UPVC window to rear aspect, wash hand basin, low flush WC, bath and walk in shower, benefit of heated towel rail.

Rear
Westerly facing, securely fenced with patio area and mainly lawned area, outside storage room, and rear/side access via alleyway/walk through.

Floor plans





Approximate total area(1)
935 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.

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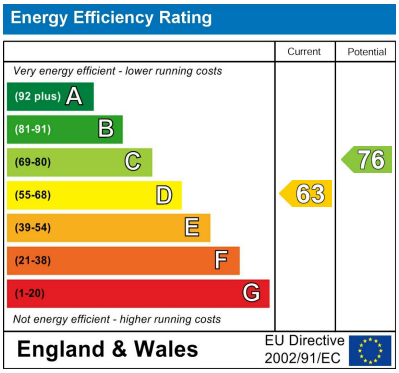

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