



Ash Grove | | Evesham | WR11 1XN

Guide Price £130,000

COOPER & CO

Key features

- ** NO ONWARD CHAIN **
- OOZING POTENTIAL
- WOULD MAKE FANTASTIC BUY TO LET
- 1 BEDROOM HOME
- OPEN KITCHEN LOUNGE
- BATHROOM
- PRIVATE SOUTH FACING GARDEN
- ** VIEWINGS 7 DAYS A WEEK **

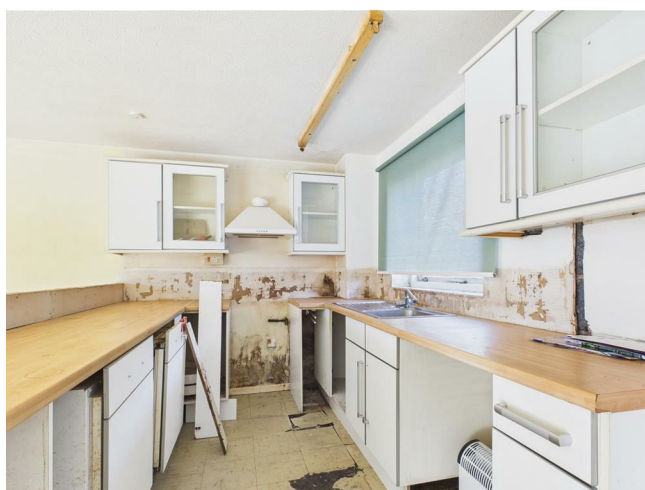
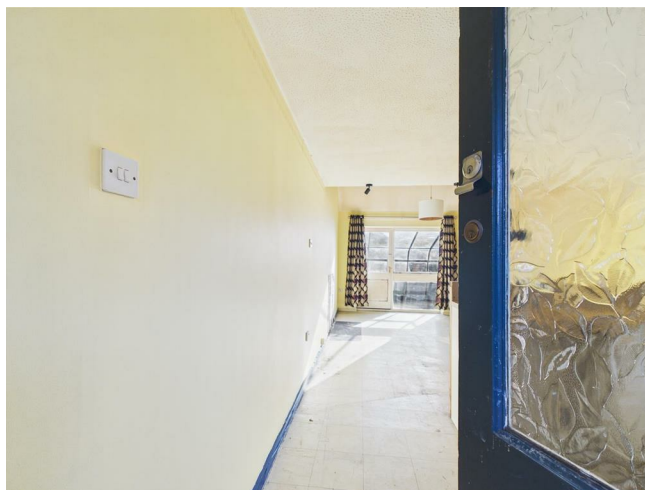
Description

*** NO ONWARD CHAIN - UNIQUE OPPORTUNITY ONE BEDROOM END TERRACE HOUSE WITH OOZING POTENTIAL ***

Internally the property boasts 1 Bedroom, Open Kitchen Lounge, Bathroom, Private South Facing Rear Garden.

Externally is a lawned front garden, with side pedestrian access to the rear, located in a prime residential cul-de-sac location. The property benefits from one allocated car parking space.

This home is conveniently located near local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. Additionally, excellent transport links.



Front

Property is approached by a private footpath , to the front of the property is a gravelled garden with paving slabbed path with pedestrian side access to the rear.

Kitchen

Vinyl flooring, mix of wall and base units surmounted by work surface. kitchen sink and space for white goods. PVC Window front aspect.

Lounge

Vinyl Flooring, Electric Heater with PVC Window and Patio Door to Rear Garden

Bathroom

Wooden Flooring, Half wall panelled, stand alone hand basin, bath and window to front aspect.

Bedroom

Wooden exposed Flooring, Wardrobe, Bedside Table, Dressing Table, Window to front aspect.

Rear Garden

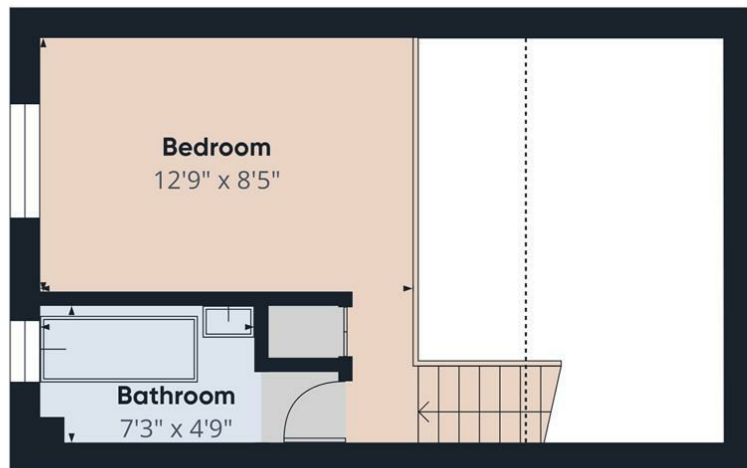
Private Rear Garden, South Facing, Private, Brick Wall at the Rear and Right Side, with Fencing on the left.







Floor 0



Floor 1

Approximate total area⁽¹⁾
470 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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