



Freesia Close | | Evesham | WR11 3EN

**Guide Price £270,000**

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COOPER & CO  
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## Key features

- Quiet Cul De Sac Location
- Three Bedroom End Terrace
- Light Airy Living Room
- Kitchen Breakfast Room
- Bright Hallway and Landing
- Family Bathroom, Downstairs WC & En-Suite
- Front & Rear Garden
- Off Road Parking for 2 Cars
- \*\*\* VIEWINGS 7 DAYS A WEEK  
\*\*\*

## Description

\*\*\* WELL PRESENTED, 3 BEDROOM END TERRACED PROPERTY WITH ENSUITE TO MASTER, ALLOCATED PARKING FOR 2 CARS IN POPULAR LOCATION\*\* Internally boasting three bedrooms, ensuite to bedroom one, family bathroom, living room , kitchen breakfast room and downstairs wc. Externally benefiting from a well presented and secure rear garden and front garden and, two allocated parking spaces.



### Front

Property is approached via block paved pathway, low maintenance front garden with fenced border and, side pedestrian access to the rear garden.

### Hallway

Tiled flooring, radiator. access to Lounge, Kitchen Breakfast Room , and stairs to 1st floor.

### Kitchen

Tile flooring, mix of wall and base unites surmounted by work surface, space for white goods, integrated oven with hob and extractor over. UPVC Windows to front aspect.

### Living Room

Carpeted flooring, radiator, UPVC Windows to the rear aspect, adjacent is double patio doors leading to the rear garden.

### Bedroom 1

Carpeted flooring, radiator, UPVC window to front aspect, door leading to en-suite bathroom. Bedroom also features storage cupboard/wardrobe.







#### En - Suite

Vinyl Flooring, wash hand basin, low flush WC, heated towel rail and walk in shower

#### Bedroom 2

Carpeted flooring, radiator, UPVC window to rear aspect.

#### Bedroom 3

Carpeted flooring, radiator, UPVC window to rear aspect.

#### Family Bathroom

Vinyl Flooring, UPVC frosted window to front aspect, wash hand basin, low flush WC, bath with shower over.

#### Rear Garden

Well presented and secure rear garden mainly lawned with patio area with fenced borders, and mature shrubs. Garden Shed.

#### Parking

To the right of the property you will find 2 numbered allocated parking spots.

# Floor plans



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
720 ft<sup>2</sup>

(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.

GIRAFFE360



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



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