



Viburnum Walk | | Evesham | WR11 3GF

**Guide Price £249,000**

COOPER & CO

## Key features

- Three Bedrooms
- Tastefully Finished Through-out
- Ensuite to Master
- 2 Allocated Parking Spaces
- Well Presented & Secure Rear Garden
- Downstairs WC
- Modern Development
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***



## Description

**\*\*BEAUTIFULLY PRESENTED,  
MODERN & CHIQUE 3  
BEDROOM END TERRACED  
PROPERTY WITH ENSUITE TO  
MASTER, ALLOCATED  
PARKING FOR 2 CARS IN  
POPULAR LOCATION\*\***

Internally boasting 3 bedrooms, ensuite to master, family bathroom, lounge, kitchen diner and downstairs wc. Externally benefitting from a well presented and secured rear garden with rear access, 2 allocated parking spaces.



## Front

Well presented frontage with patio path leading to front door.

## Hallway

Wood affect vinyl flooring underfoot, radiator, access to kitchen / diner, lounge, downstairs wc and stairs to first floor.

## Kitchen/ Diner

Fully fitted kitchen, mix of wall and base units surmounted by worktops with integrated oven with hob and extractor over, dishwasher, fridge freezer and splash back tiles. Wood affect vinyl flooring, radiator and UOVC DG window to front aspect.

## Downstairs WC

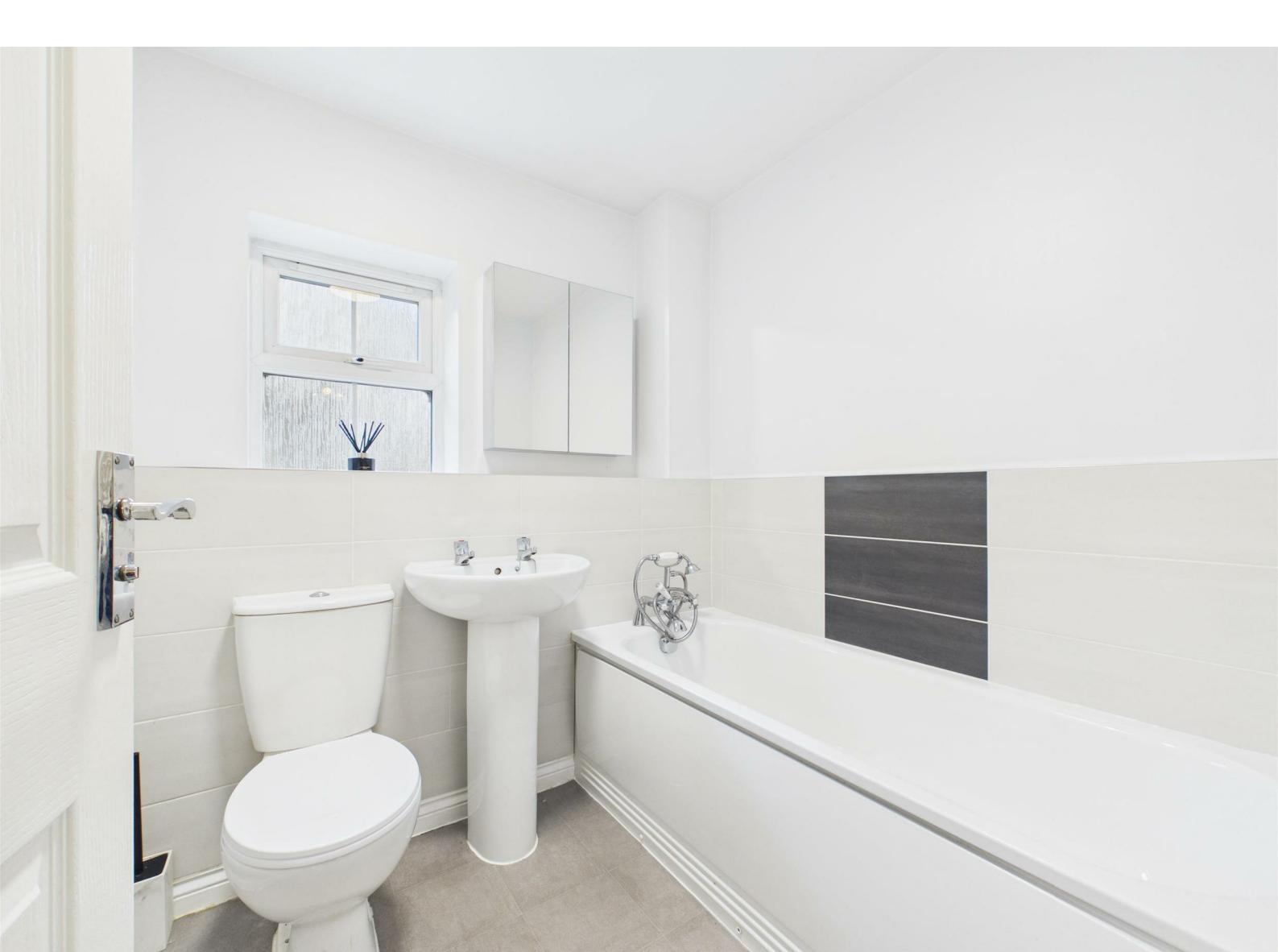
Wood affect vinyl flooring underfoot, low flush wc, stand alone wash hand basin and radiator.

## Lounge

Wood affect vinyl flooring, storage cupboard, radiator, UPVC DG window and UPVC DG patio door to rear garden.

## Landing

Carpeted flooring and doors leading to 3 bedrooms and family bathroom and storage cupboard.







#### Bedroom 1

Carpeted flooring, radiator, built in wardrobes, UPVC DG window to front aspect and access to ensuite.

#### Ensuite

Vinyl flooring and part tiled walls, walk in shower, low flush wc, stand alone wash hand basin, heated towel rail.

#### Bedroom 2

Carpet underfoot, radiator and UPVC DG window to rear aspect.

#### Bedroom 3

Carpet underfoot, radiator and UPVC DG window to rear aspect.

#### Family bathroom

Vinyl flooring, part tiled walls, bath, low flush wc, stand alone wash hand basin, UPVC DG window to front aspect.

#### Rear Garden

Well presented and secured rear garden with a good mix of lawn and patio areas. Side/ rear access to 2 allocated parking spaces.

## Floor plans



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



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