



Ash Grove | | Evesham | WR11 1XN

Guide Price £130,000

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COOPER & CO

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## Key features

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

## Description

**\*\*\* NO ONWARD CHAIN - UNIQUE OPPORUNITY 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<sup>(1)</sup>**

470 ft<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

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

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