



WOOD END, EVESHAM, WR11 1XL

GUIDE PRICE £255,000



- **SPACIOUS TOWNHOUSE**
- **END TERRACE**
- **WELL PRESENTED**
- **THREE DOUBLE BEDROOMS**
- **BREAKFAST KITCHEN**
- **DINING ROOM**
- **SITTING ROOM**
- **CONSERVATORY**
- **UTILITY ROOM**
- **DOWNSTAIRS WC**
- **GARAGE AND PARKING**
- **GARDEN**



ABOUT THE PROPERTY...

A well-presented **SPACIOUS THREE DOUBLE** bedroom end terrace townhouse with **GARAGE** and **PARKING** situated in a peaceful cul de sac location close to amenities. The property is double glazed and gas centrally heated with a recently installed brand new gas central heating boiler.

The property is approached via a paved pathway to the spacious entrance hallway with wooden floors and storage under stairs. A door leads into the dining room with a bay window to the front and is open to the lovely breakfast kitchen. Off the kitchen is a utility room which in turn leads to the downstairs WC. Double doors also off the kitchen lead into a lovely recently built conservatory which boasts power and lighting. On the first floor there is the sitting room with a bay window and feature fireplace, a family bathroom and a double bedroom. On the second floor there are two further double bedrooms and the master has an ensuite bathroom.

Outside there is a detached garage with power and lighting, off road parking, a decked rear garden and a further side garden with access to the drive way.



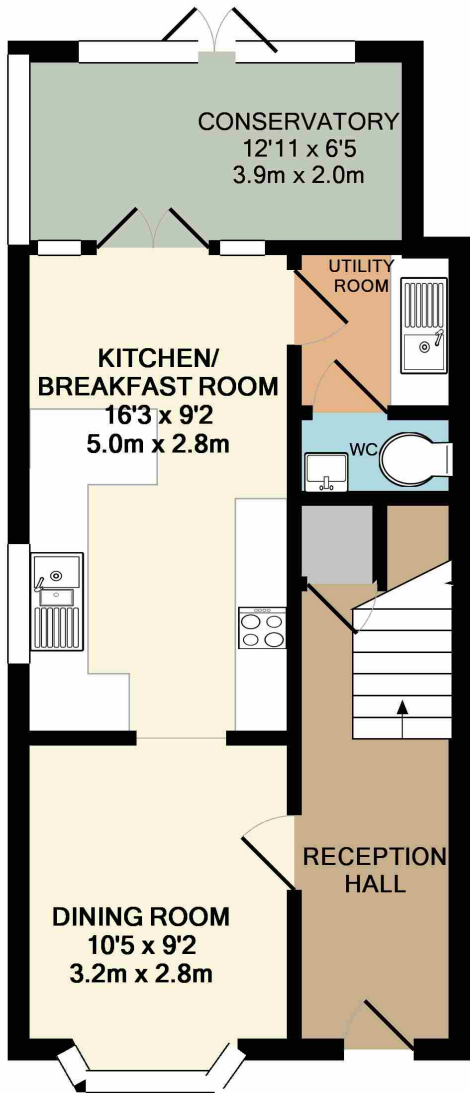
ABOUT EVESHAM...

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds.

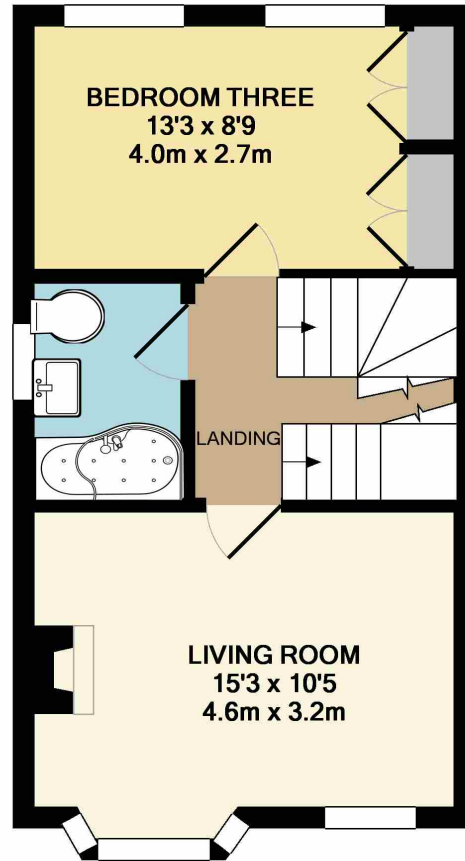
Evesham is located between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks.

Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.

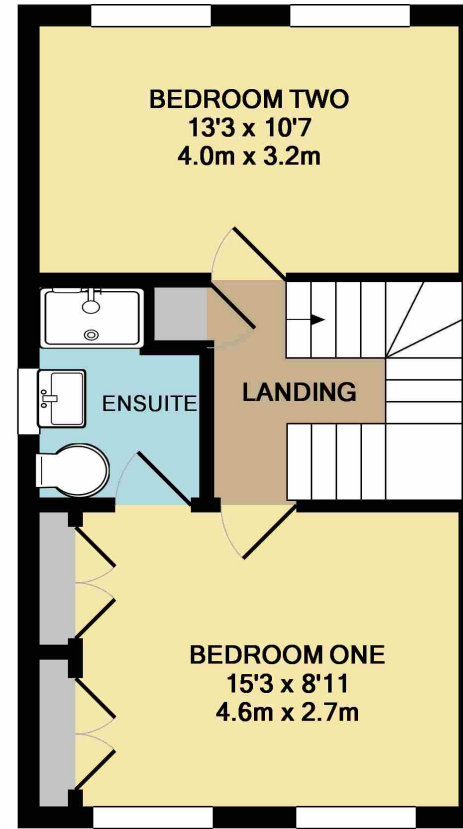




GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1248 SQ.FT. (115.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.