Leggett & James
The Vale of Evesham Property Experts



7 Fleming Drive

, Evesham, WR11 3FS

Asking Price £130,000

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CHAIN FREE MODERN THREE DOUBLE BEDROOM 40% SHARED OWNERSHIP HOME

This well presented modern home is offered to the market with NO ONWARD CHAIN. The property is 40% shared ownership and boasts three double bedrooms, a sociable open plan ground floor layout and an ensuite shower room to the main bedroom.







The Property
Upon arrival at the property you will find two side by side parking spaces, a pathway leading to the front door of the home and a side gate offering access to the rear garden.

The ground floor of the home comprises: entrance hall, kitchen, lounge/diner (kitchen/lounge/diner all open plan), ground floor WC.

The first floor comprises: first floor landing, two double bedrooms, family bathroom.

The second floor comprises: landing, double bedroom, ensuite shower room, access to eaves storage.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Leasehold (shared ownership)
Lease details:
Lease Length - 990 years from 24 January 2025
Service charge - £50.25 Per month.
Rent - 478.47 Per month.
Council Tax Band - D

Entrance Hall
The welcoming entrance hall has stairs rising to the first floor accommodation and a panel radiator.

Kitchen 11'6 x 9'3 (3.51m x 2.82m)
The property enjoys a sociable open plan ground floor layout with the stylish kitchen being open to the spacious lounge and dining areas, ideal for those that like to entertain with space for all of the family to enjoy together. The kitchen has a double glazed window to the front aspect and comprises of a range of modern wall & base units, built in appliances including fridge freezer, dishwasher, washing machine, oven & hob, sink with drainer. There is also access to a useful storage cupboard.

Lounge/Diner 18'8 x 14'10 (5.69m x 4.52m)
The light & airy open plan lounge/diner has double glazed windows and patio doors opening into the rear garden and two panel radiators. The open plan kitchen, lounge and dining areas are a real feature of this wonderful home.

Ground Floor WC 5'10 x 4'9 (1.78m x 1.45m)
The useful ground floor WC comprises of a low level WC & hand wash basin, and has use of a panel radiator.

First Floor Landing
The first floor landing has has doors opening into two double bedrooms & the family bathroom and has stairs rising to the second floor accommodation. There is also a useful storage cupboard.

Bedroom Two 14'10 x 12'5 (4.52m x 3.78m)
Double bedroom with two double glazed windows to the rear aspect, panel radiator and useful storage cupboard.

Bedroom Three 14'10 x 8'11 (4.52m x 2.72m)
Double bedroom with two double glazed windows to the front aspect & panel radiator.

Bathroom 7'8 x 7'0 (2.34m x 2.13m)
The modern family bathroom comprises of a low level WC, hand wash basin, bath with shower over & shower screen and a heated towel rail.

Second Floor Landing
The second floor landing has a door offering access to the generous eaves storage and a door offering access to the main bedroom.

Bedroom One 18'11 x 11'7 (5.77m x 3.53m)
Generous double bedroom with double glazed window to the front aspect, panel radiator and access to its own ensuite shower room.

Ensuite Shower Room 6'2 x 5'4 (1.88m x 1.63m)
Modern ensuite shower room with 'Velux' style window to the rear aspect. The suite comprises of a low level WC, hand wash basin, shower cubicle and heated towel rail.

Outside
As you approach the property you will find two side by side parking spaces, a pathway leading to the front door of the home and a side gate offering access to the rear garden.

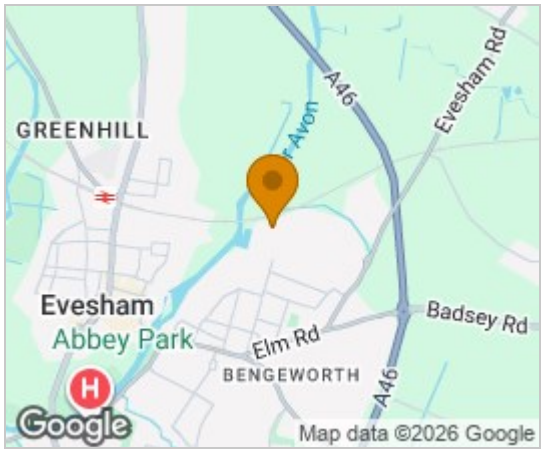
To the rear of the home is a generous rear garden. The garden has a patio with spacious lawn beyond and garden shed.

Digital Photography Disclaimer
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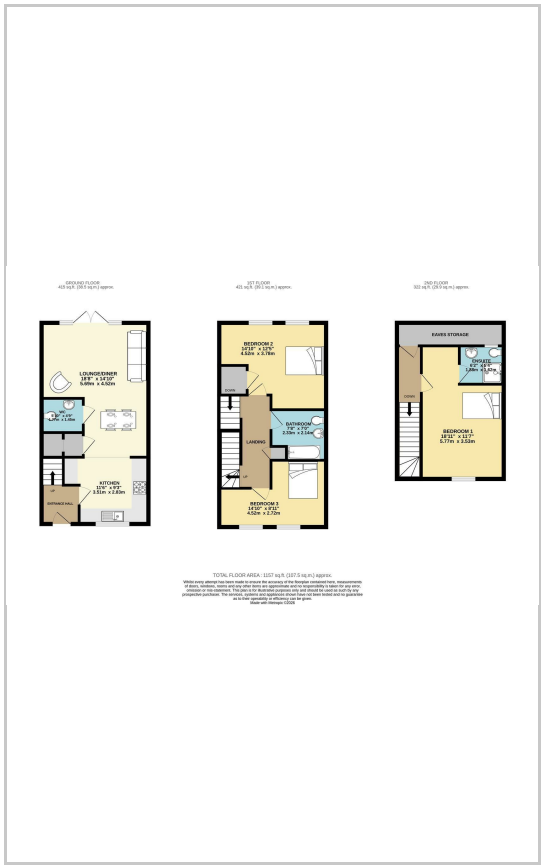
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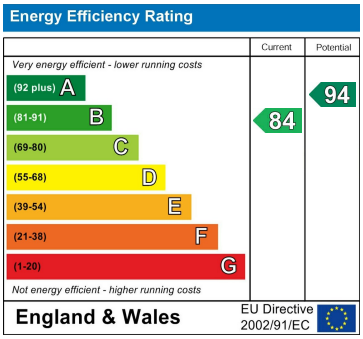
Area Map



Floor Plans



Energy Efficiency Graph



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