Leggett & James
The Vale of Evesham Property Experts




# 16 Church Street

, Evesham, WR11 1DS

Asking Price £199,950

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***CHAIN FREE TWO DOUBLE BEDROOM COTTAGE WITH OFF ROAD PARKING TO THE REAR***

This well presented cosy cottage is offered to the market with NO ONWARD CHAIN.

The property boasts two double bedrooms, a recently re-fitted kitchen, period charm, low maintenance rear courtyard garden and a much coveted off road parking space to the rear.







## The Property

As you approach the property you will gain an indication of the charm that lies inside. Vehicular access is provided to a car park at the rear with an off road parking space.

The ground floor comprises: Lounge, kitchen, rear porch.

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

The property further benefits from gas central heating and a rear courtyard garden, ideal for El-fresco dining.

Tenure - Freehold
Council Tax Band - B

### Lounge 13'10 x 13'5 (4.22m x 4.09m)

The perfect place to relax & unwind, the lounge has a window to the front aspect & two panel radiators. The room is full of character features & open to the kitchen, creating a lovely, sociable space for those that like to entertain.

### Kitchen 8'0 x 7'11 (2.44m x 2.41m)

The modern kitchen, re-modelled by the current owner recently has a window to the rear aspect and stairs rising to the first floor accommodation. The kitchen itself has a range of wall & base units, electric oven & hob, sink with drainer and space for washing machine and tumble dryer.

### Rear Porch 3'8 x 4'9 (1.12m x 1.45m)

The useful rear porch offers a barrier between the indoors & outdoors and has space for a fridge freezer.

### First Floor Landing

The first floor landing has doors offering access to both double bedrooms and the bathroom.

### Bedroom One 11'1 x 10'4 (3.38m x 3.15m)

Characterful double bedroom with window to the rear aspect, panel radiator and over stairs storage cupboard.

### Bedroom Two 13'5 x 6'8 (4.09m x 2.03m)

Characterful double bedroom with window to the front aspect, panel radiator and useful built in wardrobe.

### Bathroom 7'2 x 4'1 (2.18m x 1.24m)

The bathroom suite comprises of a low level WC, hand wash basin & bath with shower over. The room also has the benefit of a panel radiator.

### Outside

Externally the property has a low maintenance rear garden, ideal for those that enjoy El-fresco style dining & an allocated parking space in the rear car park.

### Referrals

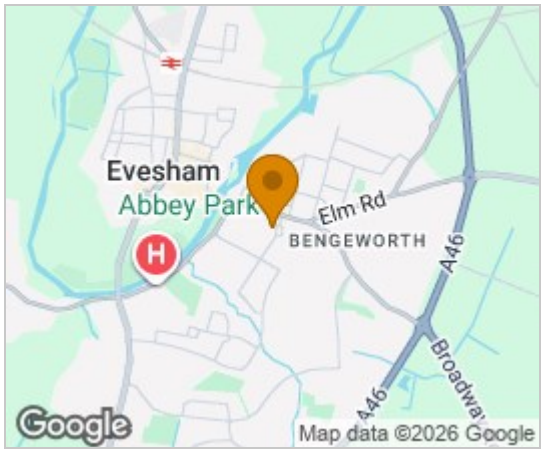
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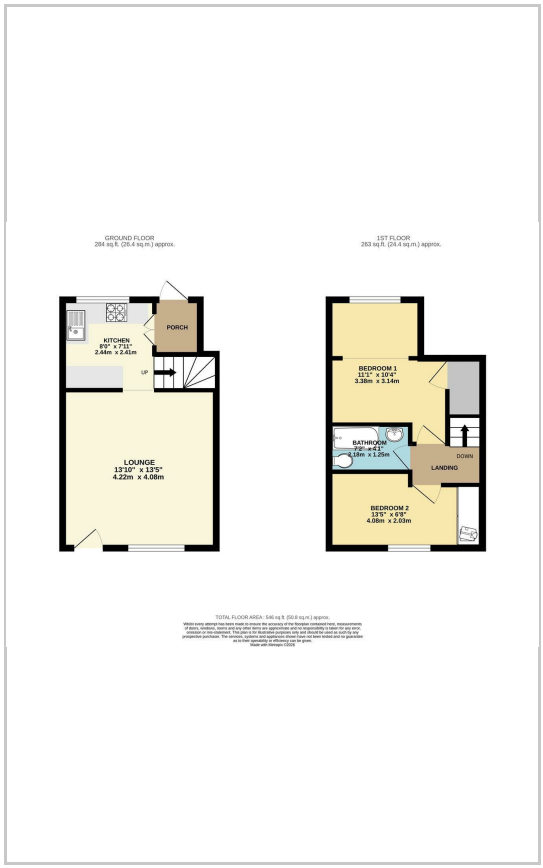
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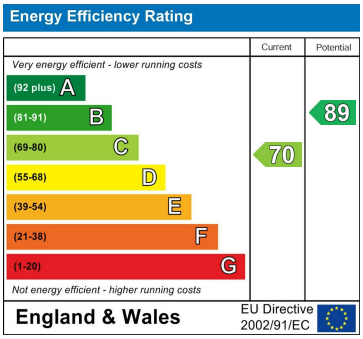
## Area Map




## Floor Plans




## Energy Efficiency Graph




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