Leggett & James
The Vale of Evesham Property Experts



85 Greenhill

, Evesham, WR11 4NB

Asking Price £325,000

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Set in a generous corner plot with a delightful established garden, this two bedroom semi detached house is found in the Greenhill area of Evesham and is an absolute gem.

Enjoying off road parking and a detached garage, the well appointed accommodation also offers an entrance hall, living room, a well equipped kitchen, dining hall, cloakroom and a stylish modern shower room.

The property is offered with vacant possession and has no onward chain.







Entrance Hall
A upvc multi lever front door opens to the hall, with a double glazed window to the front, a telephone point, stairs to the first floor and a latch and brace door to:

Living Room 13'9" x 11'9" (4.2 x 3.6)
Having double glazed windows to the front and side, a decorative fireplace, panel radiator and a door to:

Kitchen 9'10" x 7'10" (3 x 2.4)
With a double glazed window to the rear, inset spotlighting and fitted with a well equipped range of cupboards, drawers and work surfaces, a four ring electric cooker hob with an extractor hood above and oven below. There is also a single drainer sink, plumbing for a washing machine and an integral dishwasher. An internal window allows borrowed light, whilst an open archway leads to:

Dining Hall 9'6" x 7'10" (2.9 x 2.4)
With double glazed windows and door to the rear garden, inset spot lighting and a panel radiator. A further door opens to:

Cloakroom
Having a double glazed window to the rear and fitted with a modern white low level WC and a wall mounted wash basin.

First Floor Landing
Having access to the loft space and latch and brace doors to:

Bedroom One 11'9" x 9'6" (3.6 x 2.9)
With a double glazed window to the front and a panel radiator.

Bedroom Two 9'10" x 7'10" (3 x 2.4)
Having a double glazed window to the rear, a panel radiator and a fitted double wardrobe.

Shower Room
With an obscure double glazed window to the front and refitted with a stylish modern white suite, comprising a low level WC, a vanity wash basin with storage below and a mirror above, along with a chrome wall mounted heated towel rail. The airing cupboard offers further storage and houses a modern wall mounted 'Vaillant' gas combination boiler (installed in 2025).

Garage and Garden garage: 18'0" x 11'5" (garage: 5.5 x 3.5)
The property enjoys a generous mature garden space which is bordered by established trees and shrubs. The garden is set down to lawn that is edged by stocked flower borders, pathways and paving.

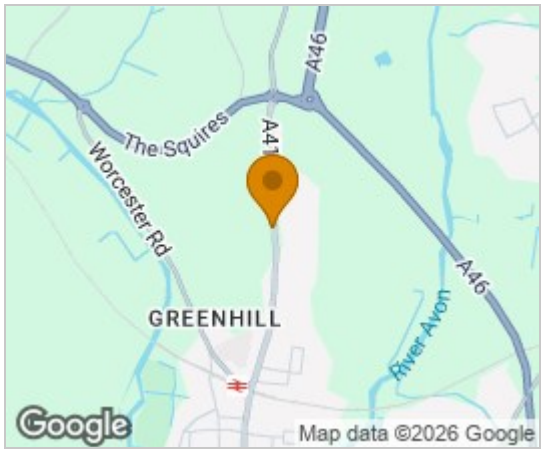
Also found is a driveway providing off road parking and giving access to the Garage: with an up and over door, window and side entry door.

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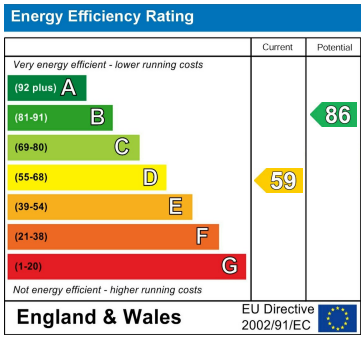
Area Map



Floor Plans



Energy Efficiency Graph



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