



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**22 The Leys  
Evesham  
Worcestershire  
WR11 3AR**

A two bedroomed semi-detached property within walking distance of Evesham Town Centre. Accommodation comprising Lounge, Dining Room, Kitchen, Two Bedrooms and Bathroom. Rear Garden.

**Price: £145,000**



[www.tlgea.com](http://www.tlgea.com)

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com  
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com



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uPVC front door opening into

**SITTING ROOM 11' 11" x 10' 11" (3.64m x 3.33m)** with uPVC framed double glazed window to front, chimney breast with fitted feature pine fireplace with marble effect fire back with fitted live effect gas fire, TV shelf to one side. Wood laminate flooring. Radiator with thermostat control. Bi-fold doors opening into

**DINING ROOM 10' 11" x 10' 11" (3.33m x 3.33m)** with uPVC framed double glazed window to rear aspect. Staircase leading to First Floor Landing, double panel radiator and laminate flooring.

**KITCHEN 11' 7" x 6' 11" (3.54m x 2.11m)** with a range of fitted kitchen units with drawer and cupboard base units with laminated work surfaces and matching wall cabinets. Single drainer stainless steel sink unit with one and a quarter bowl sink with monobloc mixer tap. Space for gas cooker with fitted stainless steel extractor hood over. Space and plumbing for both dishwasher and washing machine. Space for fridge/freezer. Full height larder unit. Ceramic tiled flooring. uPVC framed double glazed window to side. Stable door opening into patio garden.

Dog legged stairs from DINING ROOM leading to LANDING with doors leading to

**BEDROOM ONE 12' 0" x 10' 11" (3.66m x 3.33m)** with uPVC framed double glazed window to front. Double panel radiator. Feature chimney breast.

**BEDROOM TWO 8' 0" x 8' 0" (2.45m x 2.45m)** with uPVC framed double glazed window. Single panel radiator. Useful storage/potential single bed area.

**BATHROOM with white suite comprising of panel bath** with fitted Triton electric shower over. Fully tiled around bath. Pedestal wash hand basin. Low flush WC. uPVC framed double glazed obscure window. Airing cupboard with fitted gas fired combination British Gas 24le boiler. Double panelled radiator. Cushion flooring.

**OUTSIDE** An attractive patio garden which is paved with vehicular access.





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## **GENERAL INFORMATION**

### **Fixtures & Fittings**

Only the items specifically mentioned in the particulars are included in the sale price.

### **Viewing**

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

### **Anti-Money Laundering**

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you wish to proceed with the purchase of this or any other property, two forms of identification will be required. Further information is available from ourselves.

**N.B.** Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form part of a sale contract and may be subject to errors and/or omissions. The Agents have not verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, wayleaves, covenants and any other issues or planning/building regulations' matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this Firm's employment has the authority to make or give any representation or warranty in any respect.



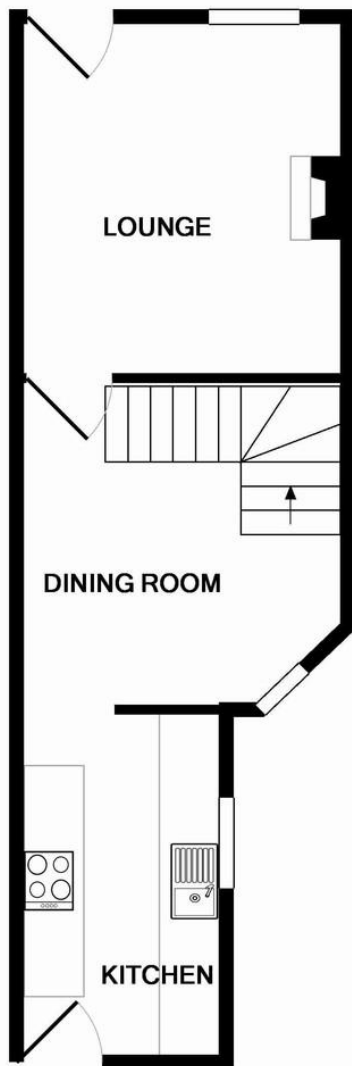
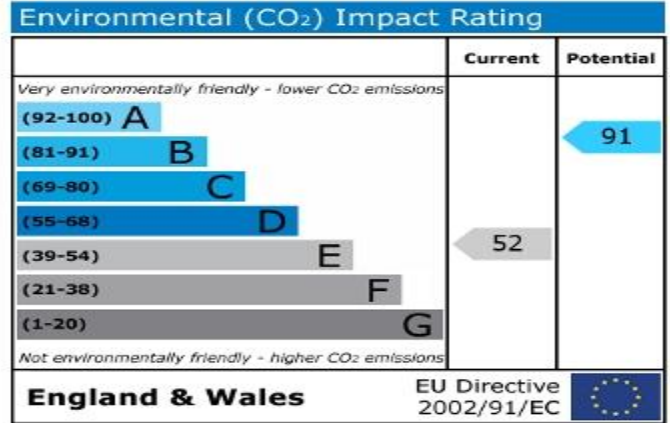
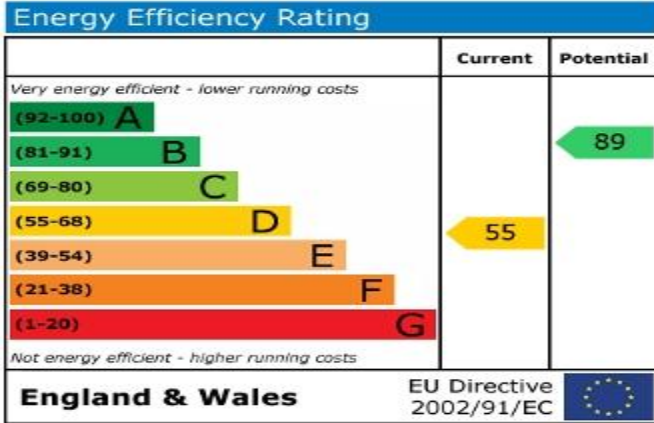
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