



4 Fielden Close,
Evesham, Worcestershire, WR11 1EG

£225,000

- ◉ Semi Detached Bungalow Set in a Cul de Sac Location
- ◉ Well Presented Throughout
- ◉ Two Double Bedrooms
- ◉ Living Room with Dining Space
- ◉ Modern Fitted Kitchen
- ◉ Front & Rear Gardens
- ◉ Garage & Driveway. EPC RATING C



**Gusterson Palmer
& James**

The Vale of Evesham Property Experts

Residential Sales: 01386 761241

email:enquiries@gpandjames.co.uk

Residential Lettings: 01386 761273

www.gpandjames.co.uk

7 Merstow Green, Evesham, Worcestershire, WR11 4BD



Directions From Evesham High Street proceed in a southerly direction along Abbey Road to the river bridge. Turn left here onto Waterside and follow the road along before turning right into Coopers Lane. Continue along this road until turning fourth right into Fielden Close where the property can be found on the right hand side, located by a Gusterson Palmer & James For Sale board.

Set in a cul de sac location this two bedroom semi detached bungalow is well presented throughout. The property offers accommodation comprising an entrance hall, living room, kitchen, two double bedrooms and a bathroom. Outside there are gardens to the front and rear with off road parking and a garage. An obscure double glazed front door with an obscure double glazed side panel opens to:

Entrance Hall: having a panel radiator, door to the coats cupboard, door to the living room and opening to:

Kitchen 9'5 x 8'3 (2.87m x 2.51m): with a double glazed door opening to the carport, a double glazed window to the side, feature radiator, Karndean flooring and a door to a cupboard housing the 'Worcester' condensing boiler. The kitchen is fitted with a modern selection of units with wood block surfaces and tiled returns. There is a ceramic sink, built in electric oven with gas hob and extractor hood over and integral appliances comprising fridge, freezer, washing machine and slimline dishwasher.

Living Room 16'3 x 12'1 (4.95m x 3.68m): having a double glazed window to the front, panel radiator, Karndean flooring, feature fireplace, television point, telephone point and door to:

Inner Hall: having a panel radiator, airing cupboard, access to the loft space and doors to:

Bedroom One 14'5 x 10'5 (4.39m x 3.18m): with double glazed doors to the garden having double glazed windows either side and a panel radiator.

Bedroom Two 9'6 x 9'0 (2.9m x 2.74m): having double glazed doors to the garden with double glazed windows either side and a panel radiator.

Bathroom: with an obscure double glazed window to the side, feature radiator, Karndean flooring and a white suite comprising of a low level WC, pedestal wash hand basin and a panel bath with mains shower over.

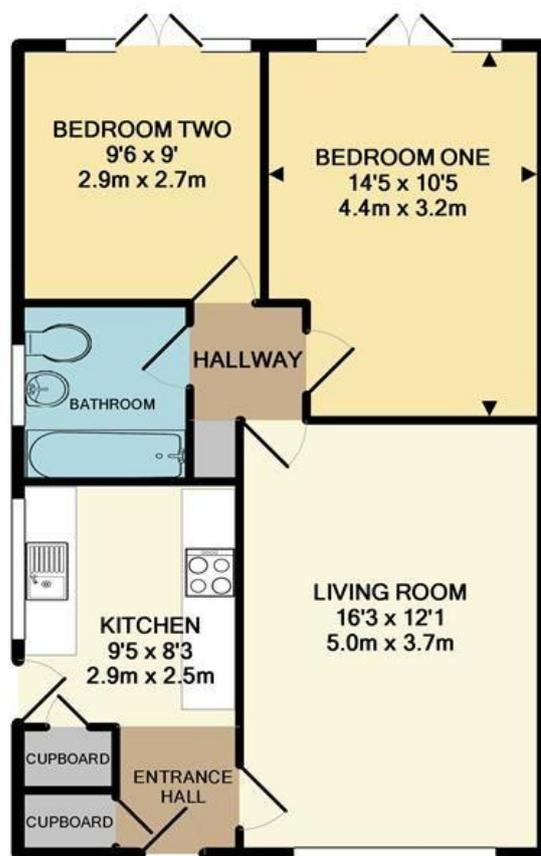
Outside: the front garden is laid to lawn with an established border. A block paved driveway provides off road parking for several vehicles and leads to a carport with a **Garage** beyond having double doors to the front and a pedestrian access door to the rear. The rear garden has a paved seating area that gives way to an area of lawn with a gravelled seating area at the far end and hard standing for a timber shed.

Residential Sales: 01386 761241

email:enquiries@gpandjames.co.uk

Residential Lettings: 01386 761273

www.gpandjames.co.uk



FIELDEN CLOSE, EVESHAM

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
Made with Metropix ©2018

This computer generated image is not to scale and is to show approximate room layouts. All furnishings and removable fittings are for illustration purposes only and do not form part of the contract.

Planning inquiries concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental inquiries concerning the property and surrounding area can be made with the Environment Agency at www.environment-agency.gov.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

VIEWING By prior appointment through the agents. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office when we will be pleased to confirm the position and continuing availability for you, particularly if you contemplate travelling some distance to view the property

Residential Sales: 01386 761241

email:enquiries@gpandjames.co.uk

Residential Lettings: 01386 761273

www.gpandjames.co.uk