



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**55 Burford Road  
Evesham  
Worcestershire  
WR11 3AG**

A substantial Victorian semi-detached Town House sub-divided into two flats requiring some improvement and modernisation or could be converted back to a single residence.

55A Ground Floor Flat comprises Hall, Living Room, Kitchen, Two Bedrooms and Bathroom  
55 - Two Level First and Second Floor Flat Gas Centrally Heated comprises Hall, Living Room, Kitchen, Four Bedrooms and Bathroom  
Garden is sub-divided between the two flats. Single garage.

**Price: £260,000**





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Steps up to canopy porch with front door opening into  
**FLAT 55 BURFORD ROAD**

**HALLWAY** with stairs with quarter turn at the top leading to first floor landing hallway with window to front. Radiator.

**ATTRACTIVE LIVING ROOM 14' 1" x 11' 9" (4.3m x 3.6m)** plus bay window with original sash windows. View towards the Town Centre. Chimney breast with fitted gas fire. Radiator.

**KITCHEN 8' 6" x 9' 10" (2.6m x 3m)** with a range of fitted kitchen units with drawer and cupboard base units and matching wall cupboards. Single drainer stainless steel sink unit. Space for electric cooker point. Space and plumbing for washing machine, dryer and dishwasher. Wall mounted Worcester Greenstar 24i Junior gas fired central heating combination boiler. Window with view to rear. Cushion flooring. Radiator.

**BEDROOM FOUR 10' 5" x 11' 1" (3.2m x 3.4m)** with window with view to rear. Radiator.

**BATHROOM** with white suite comprising panel bath with over bath Triton electric shower, fully tiled around bath. Pedestal wash hand basin. Low flush WC. Window to side. Extractor fan. Radiator.

From the landing there is a further original staircase with turned balustrade leading to second floor landing. Radiator. Velux roof light.

**BEDROOM ONE 9' 2" x 14' 1" (2.8m x 4.3m) plus dormer window (1.9m x 0.8m)** with windows on two sides. One in the dormer and one to side. Double panelled radiator. Features sloping roof.

**BEDROOM TWO 12' 1" x 11' 5" (3.7m x 3.5m)** with radiator and window to side.

**BEDROOM THREE 8' 6" x 8' 6" (2.6m x 2.6m)** with dormer window. Sloping eaves ceiling.

## **GROUND FLOOR APARTMENT NO 55A**

Front door being hardwood regency style into

**ENTRANCE LOBBY** which opens into

**LIVING ROOM 9' 10" x 14' 9" (3m x 4.5m)** with window to parking area and courtyard. Chimney breast. Electric night storage heater.

Inner corridor leading to

**BEDROOM ONE 11' 9" x 14' 1" (3.6m x 4.3m)** plus wide bay window with sash windows. Electric night storage heater. Chimney breast with modern tiled fireplace and open hearth.

**BEDROOM TWO/FURTHER SITTING ROOM 11' 1" x 10' 5" (3.4m x 3.2m)** with chimney breast with original Victorian open fireplace. Electric night storage heater. French windows opening onto rear garden. Under stairs storage cupboard.





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Off the front entrance lobby there is an airing cupboard with fitted Heat Ray Sadia Megaflow high pressure hot water cylinder.

**KITCHEN 7' 6" x 8' 10" (2.3m x 2.7m)** with a range of fitted kitchen units. Single drainer stainless steel sink unit. Space for electric cooker. Space and plumbing for washing machine and fridge/freezer. Electric night storage heater.

**BATHROOM** with panel bath with tiling around bath. Wash hand basin. Low flush WC. Window. Wall mounted electric fire. Extractor fan.

**SINGLE GARAGE 8' 2" x 18' 0" (2.5m x 5.5m)** in the parking courtyard which is shared with the tenants upstairs. The garage has an up and over door.

## 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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