

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 BEDROOM ONE 9' 2" x 14' 1" (2.8m x 4.3m) plus **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 Inner corridor leading to window with view to rear. Radiator.

BATHROOM with white suite comprising panel bath with over bath Triton electric shower, fully tiled around 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.

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.

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.





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

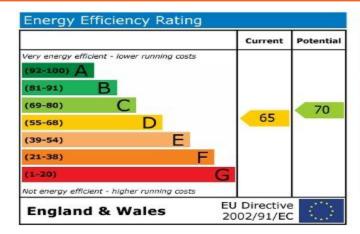
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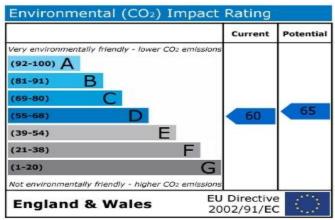
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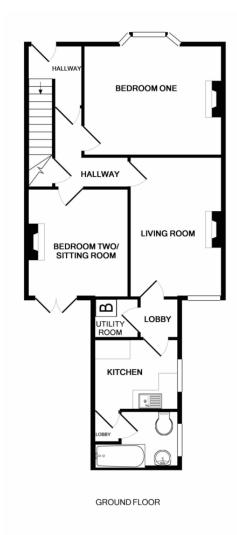


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