



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**1 Drysdale Court  
Drysdale Close  
Wickhamford  
Evesham  
Worcestershire  
WR11 7RZ**

**Price: £295,000**



[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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Half glazed front door leading into

**ENTRANCE HALL** with radiator. Wood flooring. Door into Garage. Door to

**CLOAKROOM** with low flush WC and wash hand basin. Radiator.

**SITTING ROOM 15' 8" x 12' 5" (4.79m x 3.81m)** with feature fireplace with brick fire place, stone hearth, fitted wood burning stove. French windows with double glazing and lead lights opening onto sun terrace and garden. Light oak laminate flooring. Opening to

**DINING AREA 8' 8" x 9' 4" (2.65m x 2.85m)** with double panelled radiator. View to rear garden.

**KITCHEN/BREAKFAST ROOM 9' 2" x 13' 2" (2.8m x 4.03m)** with a fitted range of extensive units with drawer and cupboard base units with cream painted fronts with stainless steel door furniture. Hardwood counter tops and matching wall cupboards over. White ceramic sink with single drainer, single bowl and mixer tap. Bosch gas hob. Feature Bosch stainless steel extractor hood over. Built-in Bosch electric double oven. Integrated Bosch dishwasher. Wood laminate flooring. Double panel radiator. LED spot lights. uPVC framed double glazed window to front aspect. Door into.

**UTILITY ROOM** with space for fridge/freezer. Space and plumbing for washing machine. Window to side.

from the hallway there is a quarter turned staircase with balustrade to the **LANDING** with access to roof space.

Airing cupboard. Radiator.

**BEDROOM ONE 12' 1" x 11' 4" (3.69m x 3.46m)** with uPVC framed double glazed window with view to rear. Radiator. Door to

**LUXURY EN-SUITE SHOWER ROOM** with white suite comprising natural stone tiling to floor and matching wall tiling. High pressure Mira shower with glass sliding door. Pedestal wash hand basin with monobloc tap. Low flush WC. uPVC framed double glazed window with obscure glass to side.

**BEDROOM TWO 9' 2" x 14' 2" (2.81m x 4.34m)** with uPVC framed double glazed window to front aspect. Radiator.

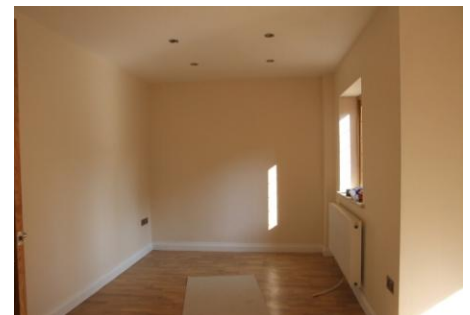
**BEDROOM THREE 9' 5" x 14' 2" (2.89m x 4.33m)** plus recess for wardrobe. uPVC framed double glazed window with view to front aspect. Radiator.

**LUXURY FAMILY BATHROOM** being fully tiled with natural stone floor tiling and matching wall tiling. White 'P' shaped shower bath with over bath Mira shower and mixer tap with glass shower screen. Pedestal wash hand basin with monobloc tap. Low flush WC. Chrome heated towel rail. uPVC framed double glazed obscure window to side. LED down lighters.

**FRONT** Driveway providing parking for several vehicles and garage. Access to rear garden.

**GARAGE 8' 3" x 16' 1" (2.52m x 4.92m)**

**REAR GARDEN** with an extensive paved sun terrace with





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steps up to lawned area.

## **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.

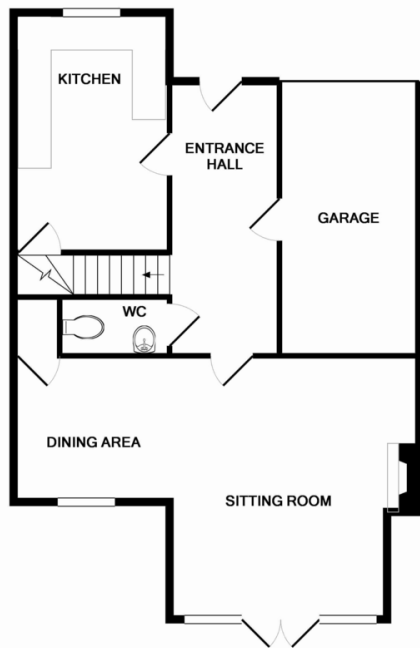
**N.B.** Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to 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.



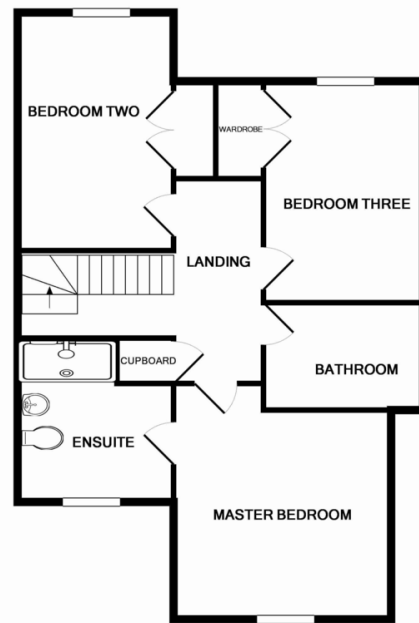


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GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only  
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