



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

6 Brookside Evesham Worcestershire WR11 2ND

Attractive Grade II Listed Two Bedroom Cottage situated in a quiet location. Accommodation comprising Entrance Porch, Lounge, Kitchen/Breakfast Room, Dining Room, Downstairs Bathroom, Two Bedrooms and Cloakroom. Front and Rear Gardens.

Price: £159,950





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Door to

ENTRANCE PORCH with two single glazed windows to side aspect. Door leading to

LOUNGE 14' 1" x 10' 2" (4.3m x 3.1m) with two single glazed windows to front aspect and one single glazed window to side aspect. Inglenook fireplace with space for electric burning stove. Door to under stairs storage cupboard with single glazed window to side aspect. Serving hatch to Kitchen. Single panel radiator. Exposed beams. Door to

HALLWAY with single glazed door to rear access. Door to Dining Room, Bathroom and Kitchen. Stairs to first floor.

KITCHEN/BREAKFAST ROOM 6' 6" x 15' 1" (2.0m x 4.6m) with two single glazed windows to front aspect. Single panel radiator. A range of wall and base units with roll top work surface over. Tiled splash back. Single drainer and sink with mixer tap over. Space for fridge/freezer, washing machine and tumble dryer. Integrated four ring gas hob and single oven under.

BATHROOM 8' 6" x 7' 2" (2.6m x 2.2m) with single glazed window to rear aspect. Single panel radiator. Wall mounted Worcester boiler. Extractor fan. White suite comprising of low flush WC, pedestal wash hand basin. Bath with wall mounted shower over. Part tiled.

DINING ROOM 8' 2" x 7' 2" (2.5m x 2.2m) with single glazed windows to side and rear aspect. Single panel radiator.

LANDING single glazed window to side aspect. Single panel radiator. Exposed beams. Loft hatch. Doors to Bedrooms, Cloakroom and Airing Cupboard.

CLOAKROOM with single glazed window to side aspect. Low flush WC. Pedestal wash hand basin.

BEDROOM ONE 13' 9" x 7' 6" (4.2m x 2.3m) with two single glazed windows to front aspect and one single glazed window to side aspect. Built-in storage unit. Exposed beam. Single panel radiator.

BEDROOM TWO 6' 6" x 16' 0" (2.0m x 4.9m) with single glazed window to rear aspect and front aspect. Exposed beams. Loft hatch. Single panel radiator.

AIRING CUPBOARD housing hot water tank.

GARDEN Pedestrian access from Pershore Road leading to the attractive garden which is mainly laid to lawn with various shrubs and border. Small patio area to the rear. Shed.





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GENERAL INFORMATION

Fixtures & Fittings

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

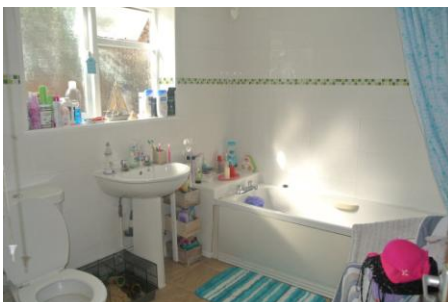
Viewing

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

Anti-Money Laundering

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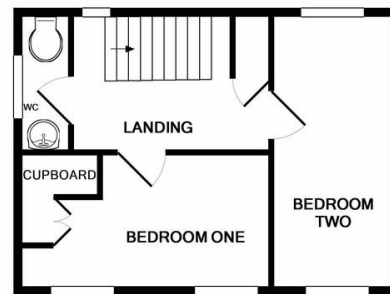
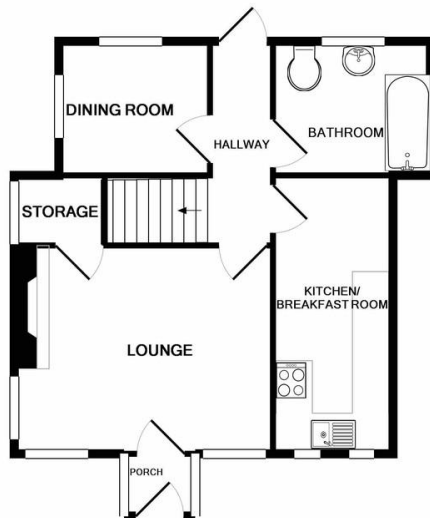
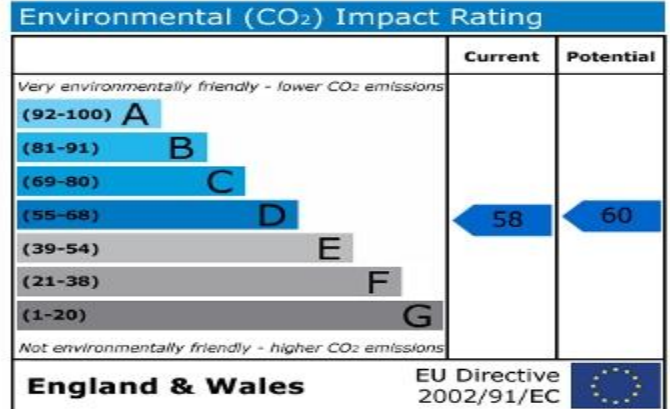
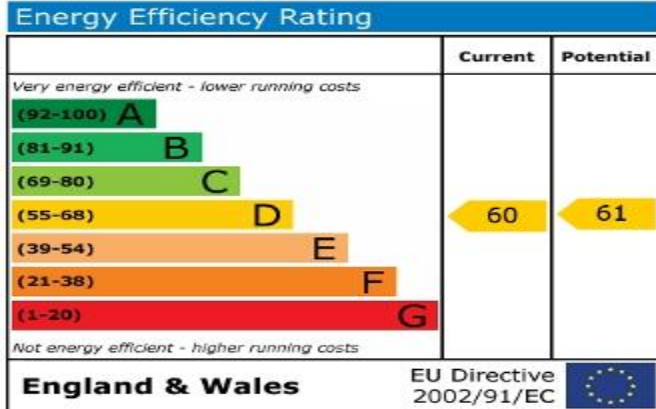
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This floor plan is not to scale and is for guidance purposes only
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