



Leggett & James

The Vale of Evesham Property Experts



Rutters Farm Court Top Street

, Charlton, WR10 3JN

Offers In The Region Of £285,000



CHAIN FREE TWO DOUBLE BEDROOM HOME NESTLED WITHIN A MUCH SOUGHT-AFTER VILLAGE COURTYARD DEVELOPMENT

This beautiful and elegant two bedroom home is offered to the market with NO ONWARD CHAIN.

The property boasts two double bedrooms, spacious & characterful accommodation and a prominent position within a much sought-after village courtyard development.



The Property

Within the courtyard you will find a car port for off road parking and useful piece of land to the side of the car port, ideal for a shed. As you approach the property you will find a side gate offering access to a well kept and low maintenance courtyard garden.

The ground floor accommodation comprises: entrance hall, lounge/diner, kitchen/breakfast room, useful understairs storage cupboard located off the rear hallway.

The first floor comprises: first floor landing, two double bedrooms, bathroom.

The property further benefits from recently installed economy 7 low energy electric heating and a well kept courtyard garden.

Tenure - Freehold
Council Tax Band - C

Entrance Hall

A stable door to the front aspect opens into the welcoming entrance hall, which has an economy 7 low energy electric heater.

Lounge/Diner 16'8 x 10'2 (5.08m x 3.10m)

The heart of the home is this generous lounge/diner, a fantastic entertaining space. The room enjoys windows to both the front and side aspects and door to the side aspect opening into the courtyard garden. The room also has two economy 7 low energy electric heaters.

Kitchen Breakfast Room 10'4 x 10'3 (3.15m x 3.12m)

The elegant kitchen/breakfast room has useful space for a breakfast table. The room has a window to the front aspect and an economy 7 low energy electric heater. The kitchen has a range of wall & base units, electric oven & hob, sink with drainer, integrated under counter fridge and space for both a washing machine and tumble dryer.

First Floor Landing

The first floor landing has doors opening into both double bedrooms and the bathroom. The landing has a 'Velux' style window to the rear aspect, economy 7 low energy electric heater and useful storage cupboard.

Bedroom One 10'6 x 10'2 (3.20m x 3.10m)

Double bedroom with double glazed window to the side aspect and economy 7 low energy electric heater.

Bedroom Two 10'6 x 10'6 (3.20m x 3.20m)

Double bedroom with two windows to the front aspect and an economy 7 low energy electric heater.

Bathroom 10'2 x 5'11 (3.10m x 1.80m)

The elegant and modern bathroom has a 'Velux' style window to the rear aspect. The suite comprises of a low level WC, hand wash basin, bath and shower cubicle.

Car Port 15'4 x 8'1 (4.67m x 2.46m)

The useful car port is ideal for off road parking and has an additional piece of land to the side which could house a shed.

Outside

The property is located within a peaceful and pretty courtyard development within the much sought-after village of Charlton.

Within the courtyard you will find a car port for off road parking and useful piece of land to the side of the car port, ideal for a shed. As you approach the property you will find a side gate offering access to a well kept and low maintenance courtyard garden.

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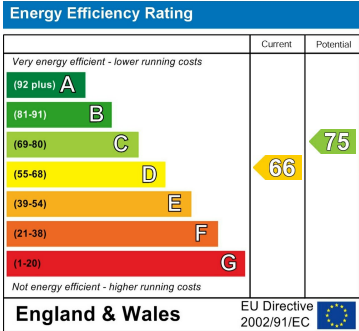
Area Map



Floor Plans



Energy Efficiency Graph



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