



Leggett & James

The Vale of Evesham Property Experts



79 Laxton Crescent

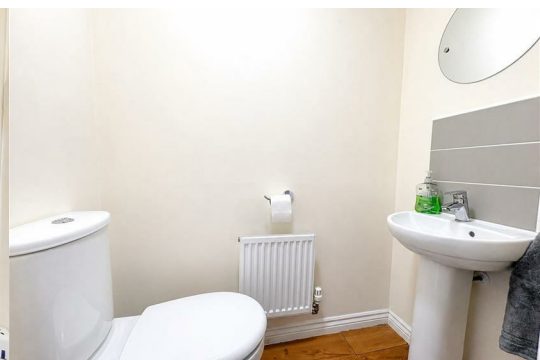
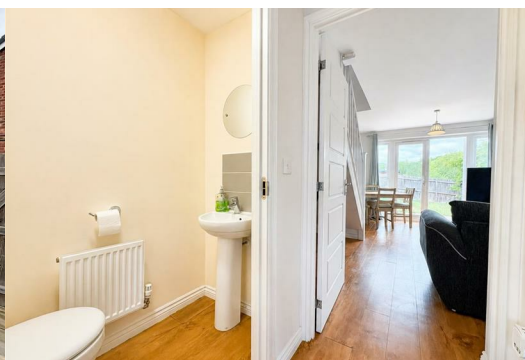
, Evesham, WR11 3JS

Asking Price £225,000



CHAIN FREE MODERN TWO DOUBLE BEDROOM HOME WITH SPACIOUS LOUNGE/DINER AND PLEASANT REAR GARDEN

This modern two double bedroom home is offered to the market with NO ONWARD CHAIN. The property boasts two double bedrooms, a driveway for multiple vehicles, spacious lounge/diner and would make an ideal purchase for a first time buyer or downsizer.



The Property

Upon arrival at the property you will find a well presented fore garden with pathway leading to the front door. To the side of the property is a generous driveway for multiple vehicles and a useful gate which offers access to the rear garden.

The modern ground floor comprises: entrance hall, ground floor WC, kitchen, lounge/diner.

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

The property further benefits from gas central heating and double glazing throughout.

Tenure - Freehold
Council Tax Band - C

Entrance Hall

The welcoming entrance hall is open to the kitchen and has doors opening into the ground floor WC & lounge/diner. There is a useful storage cupboard and panel radiator.

Ground Floor WC 2'9 x 5'2 (0.84m x 1.57m)

The useful ground floor WC has a low level WC, hand wash basin and panel radiator.

Kitchen 8'8 x 6'3 (2.64m x 1.91m)

The kitchen has a double glazed window to the front aspect. The modern kitchen comprises of a range of wall & base units, sink with drainer, integrated oven & hob and space for a fridge freezer and washing machine.

Lounge/Diner 15'11 x 12'10 (4.85m x 3.91m)

The ideal place to relax & unwind. The spacious and sociable lounge/diner has a double glazed window to the side aspect, double glazed patio doors opening into the well maintained rear garden, two panel radiators and stairs rising to the first floor accommodation.

First Floor Landing

The first floor landing has doors opening into both double bedrooms and the family bathroom.

Bedroom One 12'10 x 9'3 (3.91m x 2.82m)

Double bedroom with two double glazed windows to the front aspect and panel radiator.

Bedroom Two 12'10 x 8'0 (3.91m x 2.44m)

Double bedroom with double glazed window to the rear aspect, panel radiator and useful built in storage cupboard.

Bathroom 6'2 x 6'0 (1.88m x 1.83m)

The family bathroom has a double glazed window to the side aspect and panel radiator. The modern suite comprises of a low level WC, hand wash basin and bath with shower over and shower screen.

Outside

As you approach the property you will find a well presented fore garden with pathway leading to the front door. To the side of the property is a generous driveway for multiple vehicles and a useful gate which offers access to the rear garden.

To the rear of the home is a pleasant rear garden featuring an extended patio with lawn beyond and useful shed.

Digital Photography Disclaimer

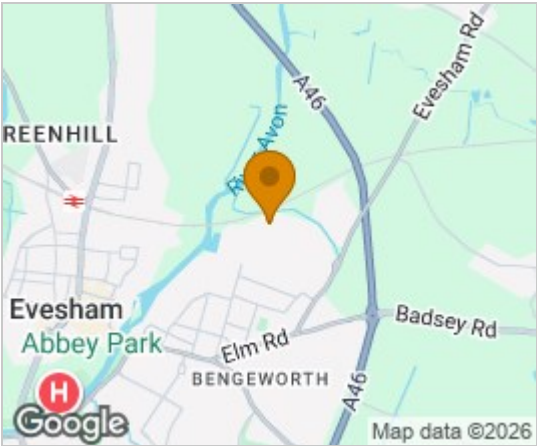
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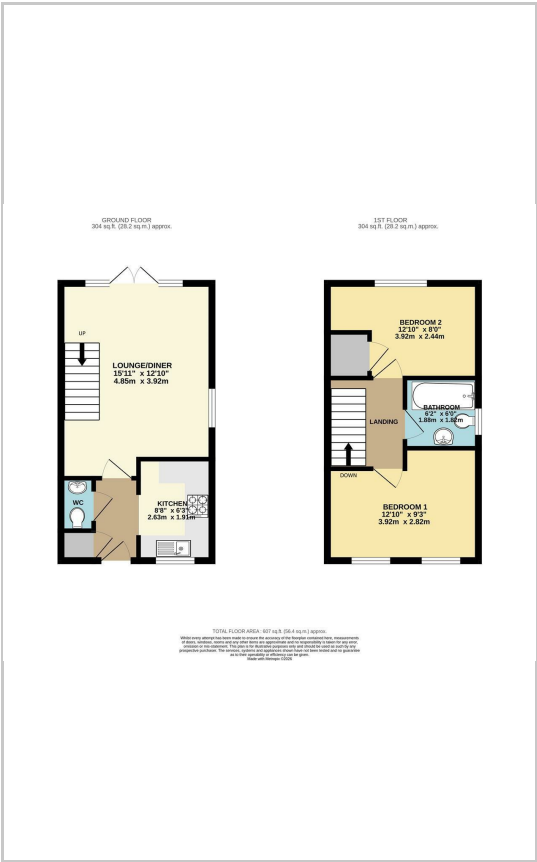
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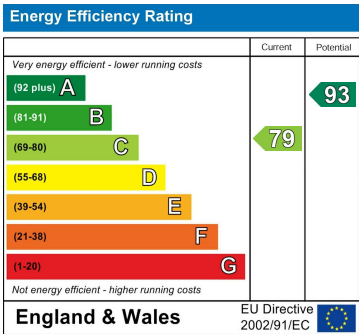
Area Map



Floor Plans



Energy Efficiency Graph



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