Leggett & James
The Vale of Evesham Property Experts



16 Burlingham Avenue

, Evesham, WR11 3EE

Asking Price £265,000

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CHAIN FREE THREE DOUBLE BEDROOM FAMILY HOME WITH GENEROUS REAR GARDEN

This well presented three double bedroom family home is offered to the market with NO ONWARD CHAIN. The property boasts two reception rooms, a driveway for multiple vehicles and generous and mature rear garden.







The Property
As you approach the property you will find a driveway for multiple vehicles with a planted border to the right hand side, there is also a gate offering access to a shared passage way that leads to the rear utility room.

The spacious ground floor comprises: entrance hall, living room, dining room, kitchen, utility room, ground floor WC.

The first floor comprises: first floor landing, three double bedrooms and the family bathroom.

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

Tenure - Freehold
Council Tax Band - C

Entrance Hall 4'7 x 10'5 (1.40m x 3.18m)
The welcoming entrance hall has a panel radiator, doors opening into both the living room & dining room and has stairs rising to the first floor accommodation.

Living Room 11'1 x 17'10 (3.38m x 5.44m)
The perfect place to relax & unwind, the family living room has double glazed windows to the front & rear aspects, a working open fireplace and panel radiator.

Dining Room 10'3 x 10'1 (3.12m x 3.07m)
The dining room is a flexible space that can be used for a range of purposes, whether its an intimate dining area, work from home space, snug or playroom. The room has a double glazed window to the front aspect and panel radiator.

Kitchen 13'11 x 9'4 (4.24m x 2.84m)
The modern kitchen has a double glazed window to the rear overlooking the rear garden and a door opening into the useful utility room. The kitchen itself has a range of modern wall & base units, integrated dishwasher, electric oven & hob, sink with drainer and space for a fridge freezer.

Utility Room 7'7 x 4'6 (2.31m x 1.37m)
The useful utility room has a window and sliding doors to the side aspect, opening into the rear garden. The utility has work top space, sink with drainer and space for both a washing machine and tumble dryer. The room also offers access to a useful WC, storage cupboard and a door opening into a shared side passage.

Ground Floor WC 4'11 x 2'9 (1.50m x 0.84m)
Comprises of; Low level WC.

First Floor Landing 9'10 x 6'3 (3.00m x 1.91m)
The first floor landing has doors opening into all three bedrooms & the family bathroom as well as a useful storage cupboard which houses the boiler.

Bedroom One 12'11 x 11'3 (3.94m x 3.43m)
Double bedroom with double glazed window to the front aspect, panel radiator and three built in wardrobes.

Bedroom Two 11'1 x 11'3 (3.38m x 3.43m)
Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobe.

Bedroom Three 13'1 x 9'11 (3.99m x 3.02m)
Double bedroom with two double glazed windows to the rear aspect and panel radiator and built in wardrobe.

Bathroom 7'8 x 6'3 (2.34m x 1.91m)
The bathroom has a double glazed window to the rear aspect. The modern suite comprises of a low level WC, hand wash basin and bath with shower over & shower screen.

Outside
Upon arrival at the property you will find a driveway for multiple vehicles with a planted border to the right hand side, there is also a gate offering access to a shared passage way that leads to the rear utility room.

The spacious rear garden is a real feature of this home. The generous garden has a large area of patio leading onto a sizable lawn. The garden must be seen to be fully appreciated.

Digital Photography Disclaimer
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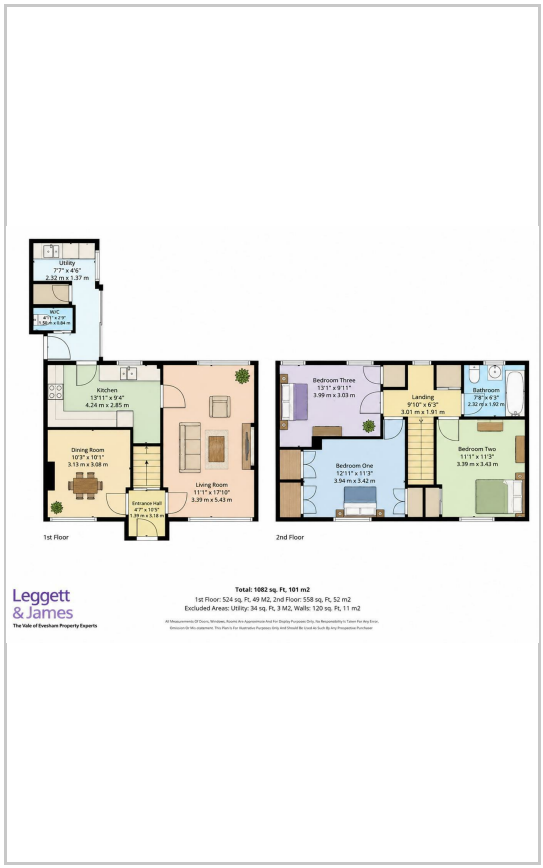
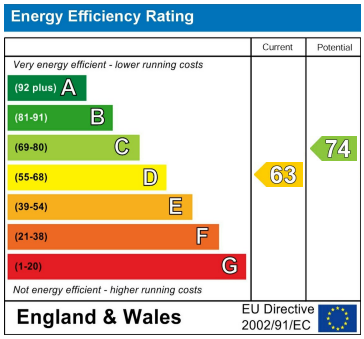
Area Map



Floor Plans



Energy Efficiency Graph



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