



**Greengage Way, Evesham, WR11 2AN**

**Offers over £230,000**



**\*\* Three Bedrooms \*\* Driveway Parking for Two Vehicles \*\* Modern Kitchen/Dining Room \*\* Downstairs Cloakroom \*\* Private Rear Garden \*\* Popular Hampton Location \*\*** Situated in the popular Hampton area of Evesham, this beautifully presented three-bedroom home offers stylish and well-maintained accommodation throughout. The property features a spacious living room, a modern kitchen/dining room with French doors opening onto the rear garden, a downstairs cloakroom, three well-proportioned bedrooms and a contemporary family bathroom. Outside, there is a private enclosed rear garden and driveway parking for two vehicles, all within easy reach of local amenities, schools and transport links.



The entrance hall provides access to a convenient downstairs cloakroom before leading through to the spacious living room. Beautifully presented and filled with natural light, this inviting reception room offers plenty of space for both relaxing and entertaining, with stairs rising to the first floor.

Positioned at the rear of the property, the kitchen/dining room is fitted with a range of contemporary wall and base units, generous worktop space and integrated appliances. There is ample room for a dining table, while French doors open directly onto the rear garden, creating a bright and sociable space for everyday living.

The first floor comprises three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The remaining bedrooms offer versatile accommodation, while the family bathroom is fitted with a modern three-piece suite with a shower over the bath.

Outside, the enclosed rear garden features a patio seating area leading onto a lawn with established borders, providing an excellent space to enjoy throughout the warmer months. To the front of the property, a driveway provides off-road parking for two vehicles.

Greengage Way enjoys a convenient position in the popular Hampton area of Evesham, with easy access to the town centre, a range of local shops, supermarkets, schools and leisure facilities, together with excellent road links for commuting.

#### **Entrance Hall**

**Living Room** 16'2" x 10'7" (4.94m x 3.25m)

**Kitchen/Dining Room** 8'11" x 14'8" (2.72m x 4.49m)

**W.C** 4'8" x 3'8" (1.44m x 1.14m)

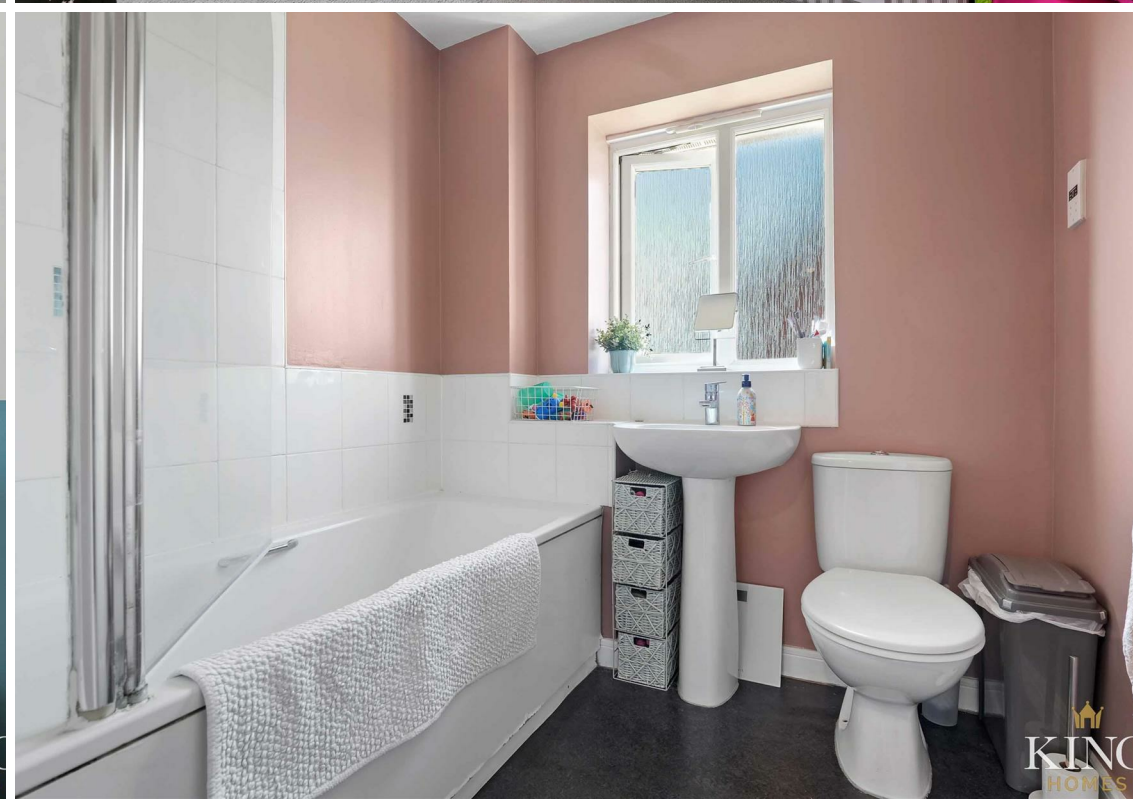
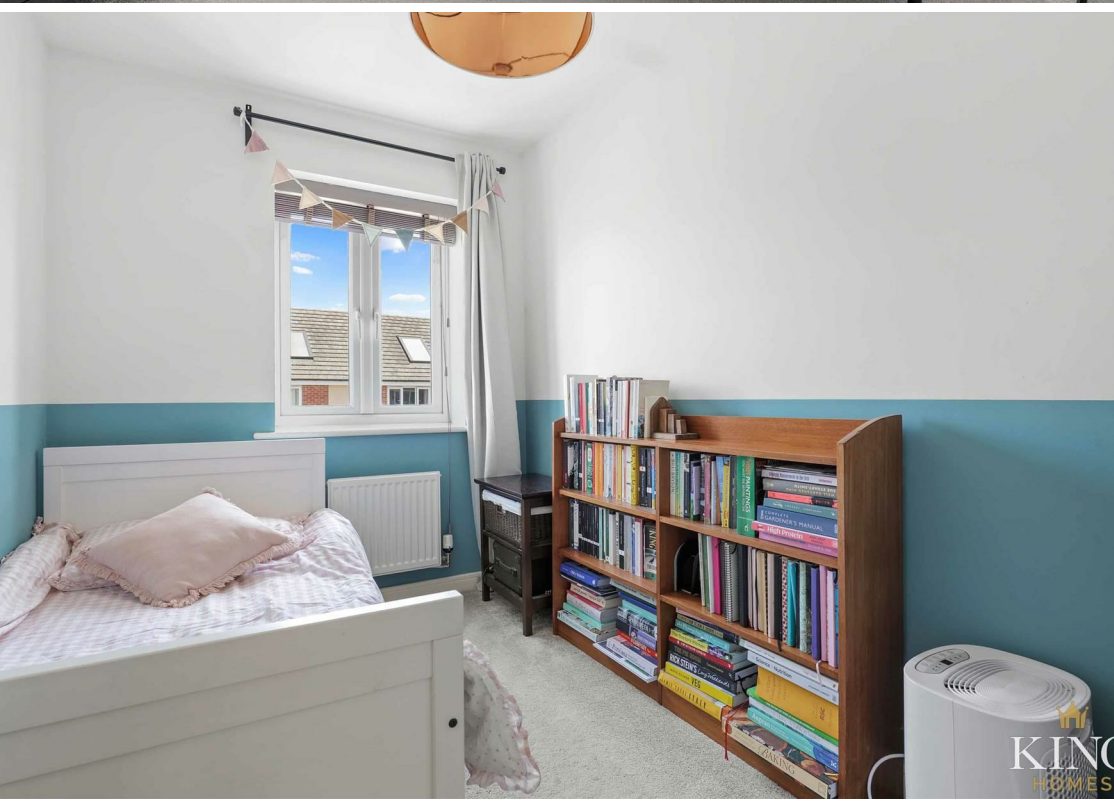
#### **Landing**

**Bedroom 1** 13'11" x 8'0" (4.25m x 2.44m)

**Bedroom 2** 11'3" x 8'0" (3.43m x 2.44m)

**Bedroom 3** 8'9" x 6'5" (2.69m x 1.96m)

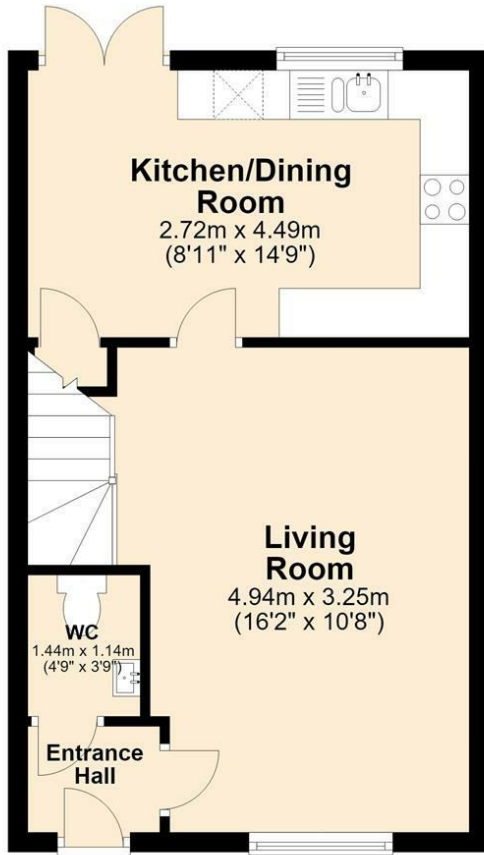
**Bathroom** 6'4" x 6'5" (1.94m x 1.96m)





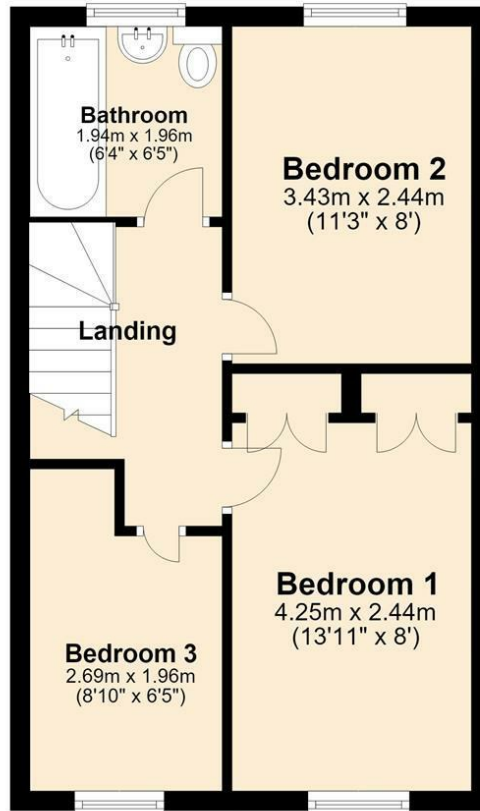
### Ground Floor

Approx. 34.8 sq. metres (375.0 sq. feet)

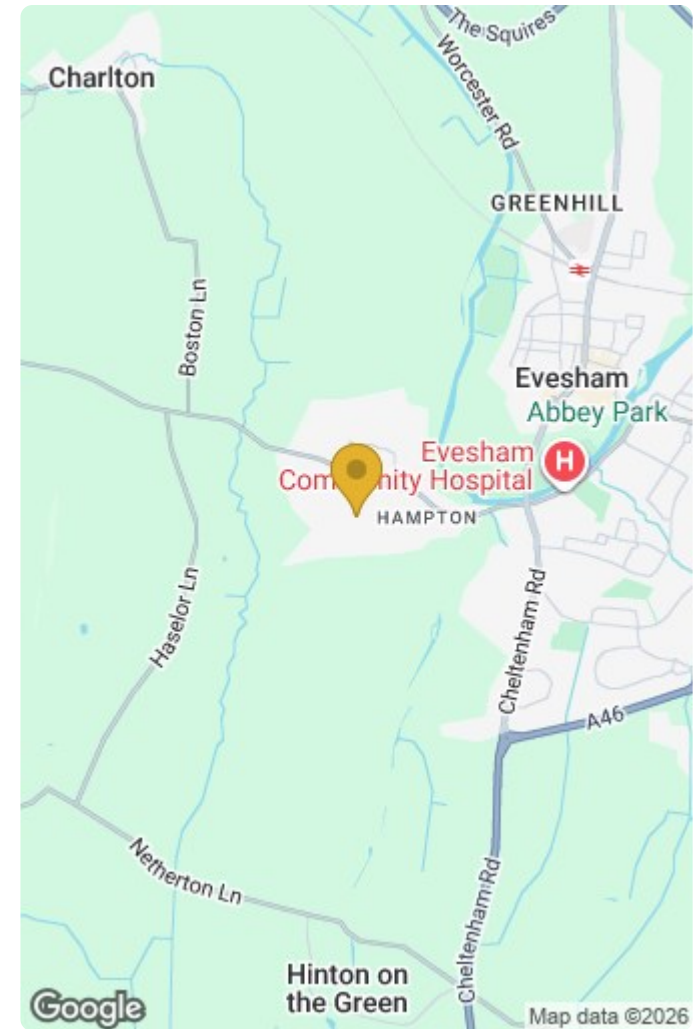


### First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 68.2 sq. metres (733.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	