



Sales 01386 257180
Lettings 01386 257190
www.avonestates.net
Email
vale555@btinternet.com

1 Vine Mews,
Vine Street,
Evesham,
Worcestershire,
WR11 4RE.

A Detached family home located in the cul-de-sac location of St Philips Drive. The accommodation briefly comprises an Entrance Hall, Downstairs WC, Kitchen, Utility, Sitting Room, Dining Room, En-Suite to the Master, and a Family Bathroom. The property further benefits from a Garage, driveway providing Off Road Parking for two vehicles, an enclosed rear Garden, Fitted Wardrobes in three of the four bedrooms and Cavity wall & Loft Insulation upgraded in 2010.

🏡 Detached

🏡 Four Bedrooms

🏡 En Suite

🏡 Downstairs WC

🏡 Utility

🏡 Garage

🛏 4 🚽 3 🚗 3

Directions: From Avon Estates proceed out of Evesham over the River Avon on Abbey Road and go straight over the lights onto Cheltenham Road. Turn left at the traffic lights into Davies Road. At the mini roundabout bear right and then turn right into Charity Crescent. Take the fourth right into St Philips Drive where number 102 can be found at the very end on the right hand side.

Front Aspect: To the front of the property is a garden that is mainly laid to lawn. There is a courtesy light and drive leading to the Garage providing Off Road Parking for up to two vehicles:

Ground Floor:

Entrance Hall: Double glazed door to the front aspect, double glazed window to the side aspect, single panel radiator, fitted carpet, telephone point, stairs leading to the first floor with storage under and doors leading to the WC, Kitchen and Sitting Room:

WC: Obscure double glazed window to the front aspect, single panel radiator, low-level WC and wash hand basin with tiled splash backs:

Kitchen [7'8 x 7'7]: Double glazed window to the front aspect. Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl sink unit with single drainer and mixer tap with tiled splash backs, space and plumbing for a dishwasher, space for double electric oven and gas hob with filter hood over, double panel radiator and opens to the Utility:

Utility [7'7 x 4'9]: Double glazed door to the side aspect. Space and plumbing for a washing machine, space for a fridge or freezer and space for an additional electrical appliance:

Sitting Room [14'9 x 11'5]: Double glazed door and window unit to the rear aspect. Feature gas fireplace with marble effect hearth, single panel radiator, fitted carpet, TV point, two wall lights and double doors leading to the Dining Room:

Dining Room [9'3 x 7'9]: Double glazed window to the rear aspect, single panel radiator and fitted carpet:

Upper Floor:

Landing: Single panel radiator, fitted carpet, access to part boarded insulated loft space, airing cupboard containing the tank and slatted shelving and doors lead to all four bedrooms and the family bathroom:

Master Bedroom [11'2 x 9'2]: Double glazed window to the rear aspect, single panel radiator, fitted carpet, TV point, double fitted wardrobes and leads to the En Suite:

En Suite: Obscure double glazed window to the side aspect. Fitted with three piece suite with separate shower cubicle, low-level WC & wash hand basin set into vanity unit with storage under and tiled splash backs. There is a single panel radiator, extractor fan and shaver light:

Guest Bedroom [11'1 x 9'1]: Double glazed window to the front aspect, single panel radiator, fitted carpet and fitted wardrobes:

Bedroom 3 [8'6 x 8'5]: Double glazed window to the front aspect, single panel radiator, fitted carpet and fitted wardrobes:

Bedroom 4 [9'7 x 6'8]: Double glazed window to the rear aspect, single panel radiator and fitted carpet:

Bathroom: Obscure double glazed window to the side aspect. Three piece suite with bath with hand shower attachment, pedestal wash hand basin with tiled splash backs and a low-level WC. There is an extractor fan, shaver light, and single panel radiator:

Rear Garden: The enclosed rear garden is mainly laid to lawn with beds and borders; there is also an outside courtesy light, outside cold water tap and gated pedestrian side access:

Garage: The garage has an up and over door and power & light. There is off road parking space in front for up to two vehicles:

Tenure and Possession: We understand the property is for sale **Freehold**. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band: Currently tax band 'D'

This is subject to change during the conveyance if the property has been extended since 1st April 1991.

Situation: Evesham is a rural market town and a civil parish in the Local Authority District of Wychavon in the county of Worcestershire. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon.

The town was founded around an early 8th century abbey, which was once one of the largest in Europe. The abbey was destroyed during the Dissolution of the Monasteries, with only Abbot Lichfield's Bell Tower remaining. During the 13th century one of the two main battles of England's Second Barons' War took place near the town, marking the victory of Prince Edward who later became King Edward I.

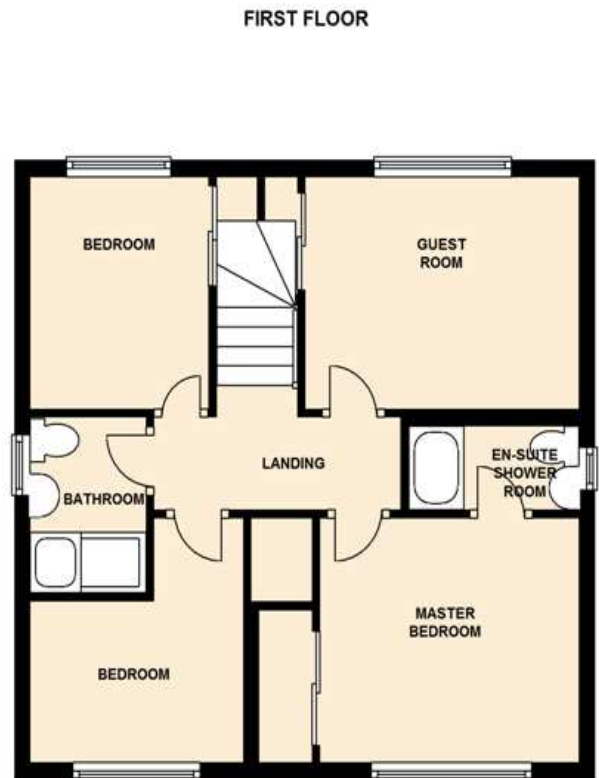
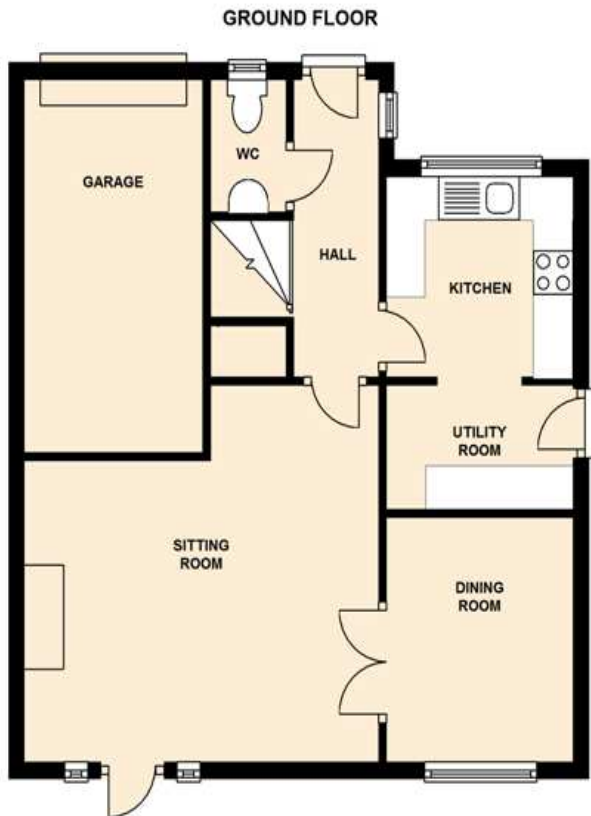
Evesham lies within a meander of the River Avon, which flows through the Vale of Evesham. The Vale is known for fruit growing and market gardening, due to its unusually fertile soil which means it is one of the country's most well-known production centres for fruit and vegetables. The Vale of Evesham at its height was second only to Kent as the Garden of England.

Viewing Arrangements: By appointment with **Avon Estates**.
Tel: 01386 257180



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL AREA: APPROX. 93.2 SQ. METRES (1003.4 SQ. FEET)

Independent Mortgage Advise.

Avon Estates in association with Brian Moore & Co, Independent Mortgage Advisors, are happy to provide unbiased independent mortgage advice.

Brian Moore & Co. is an Appointed Representative of Personal Touch Financial Services Ltd which is authorised and regulated by the Financial Services Authority.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Please Call us on 01386 257180 to arrange a free, no obligation consultation.

MISREPRESENTATION ACT 1991

These particulars are set out as a guide only for the guidance of interesting purchasers and does not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to neither Avon Estates as agents, nor any employees of the agents any authority to make or give representation or warranty whatever in relation to the property.

All measurements are approximate and Avon Estates has not tested any apparatus, fixtures, fittings, central heating system, or services mentioned in these particulars, purchaser should satisfy themselves as to the working order or condition.