

An aerial photograph of a residential street. A red outline highlights a specific property in the center-left. The property is a large, rectangular plot with a mix of green lawn and tall, dry grass. To the left of the property is a paved road. To the right and above the property are other houses with various garden features like patios, sheds, and trees. A dark blue banner with white text is in the top right corner.

Peter Clarke

95 Village Street, Harvington, Evesham, WR11 8PQ

- Detached bungalow in need of renovation
- Three bedrooms
- Two reception rooms
- Bathroom and w/c
- Kitchen and conservatory
- Potential to extend into the loft (STPP)
- Off road parking
- Garden
- No onward chain



£395,000

An exciting opportunity to renovate this detached bungalow and create your dream home. The bungalow currently has three bedrooms, two reception rooms, shower room, kitchen and conservatory. There is potential (subject to consents) to re configure the current layout for more modern living, and go into the roof space. Set back from the road with both front and rear gardens. No onward chain.

#### HARVINGTON

is a most attractive village situated approximately three miles from Evesham and ten miles from Stratford upon Avon adjoining the A46 trunk road. Alcester is approximately 7 miles distant, Redditch 12 miles, Worcester 15 miles and Birmingham city centre 25 miles. The motorway network is easily accessible with the M5 motorway accessible at Worcester and Tewkesbury and the M40 near Warwick (about 16 miles). Mainline rail services are available from Evesham to London Paddington. The village includes two public houses, village shop, post office, farm shop, church and sought after primary school. There are a wide variety of community activities available in the village.

#### ACCOMMODATION

The front door opens into a large hallway with storage cupboards. On one side of the hall there are bedrooms, and the shower room and the separate w/c. Leading off to the right there is the sitting room which in turn opens into the dining room and onto the kitchen. From the kitchen is a door into the conservatory. Outside the property is set back from the road with a front garden which could be removed to create plenty of off road parking. Side access leads to the rear garden which is predominantly lawn.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** F. A full copy of the EPC is available at the office if required.

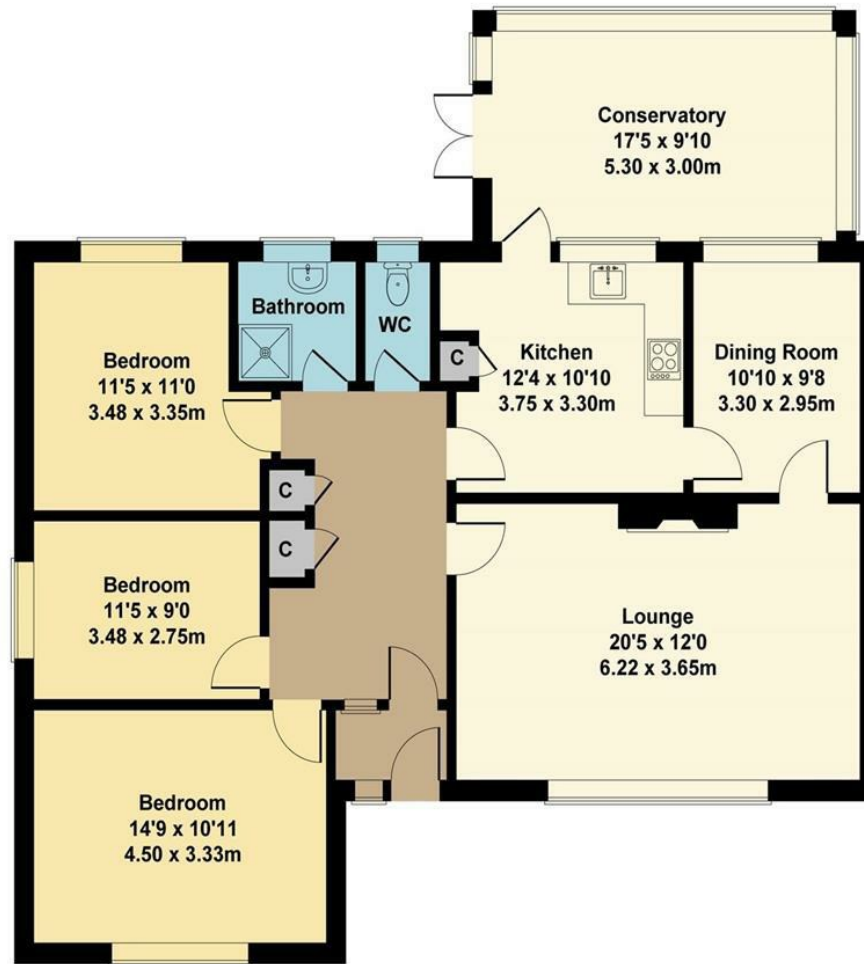
**VIEWING:** By Prior Appointment with the selling agent.

#### AGENTS NOTE

There is planning permission granted under planning ref: W/23/00729/FUL to knock down the existing garage and create a driveway to the plot in the rear of the garden. Please speak to the selling agents to discuss further prior to viewing.



# 95 Village Street, Harvington



## GROUND FLOOR

Approximate Gross Internal Area = 153 sq m / 1646 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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