






-  End Terraced House – 2022 Built
-  Two Double Bedrooms
-  Modern Fitted Kitchen/Dining Room

-  South Facing Rear Garden
-  No Chain
-  Inspection Highly Recommended

Price: £210,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Constructed in 2022 and forming part of the Elan Homes "Balmoral Gardens" development, this well presented end terraced house is offered for sale with no onward chain and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises; Hall, Cloakroom/WC, Living Room and fitted Kitchen/Dining Room to the ground floor with two double Bedrooms and a Bathroom to the first floor.

Outside, the front garden is laid to lawn with tarmacadam driveway providing off road parking. The south facing, rear garden is a good size, with paved patio area and shaped lawn.

Evesham Drive is accessed via Ashby Road (a turning off Balmoral Drive), particularly convenient for the many amenities of Churchtown Village. There are public transport facilities to the town centre, a number of local schools, and Botanic Gardens is readily accessible.



Ground Floor:

Hall

Cloakroom/WC

Living Room - 4.52m x 2.69m plus staircase (14'10" x 8'10")

Kitchen/Dining Room - 3.96m overall x 3.18m overall (13'0" x 10'5")

First Floor:

Landing

Bedroom 1 - 3.96m overall x 3.4m overall (13'0" x 11'2")

Bedroom 2 - 3.96m x 2.57m (13'0" x 8'5")

Bathroom - 1.7m x 1.65m (5'7" x 5'5")

Outside: The front garden is laid to lawn with tarmacadam driveway providing off road parking. The south facing rear garden is a good size, with paved patio area and shaped lawn.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

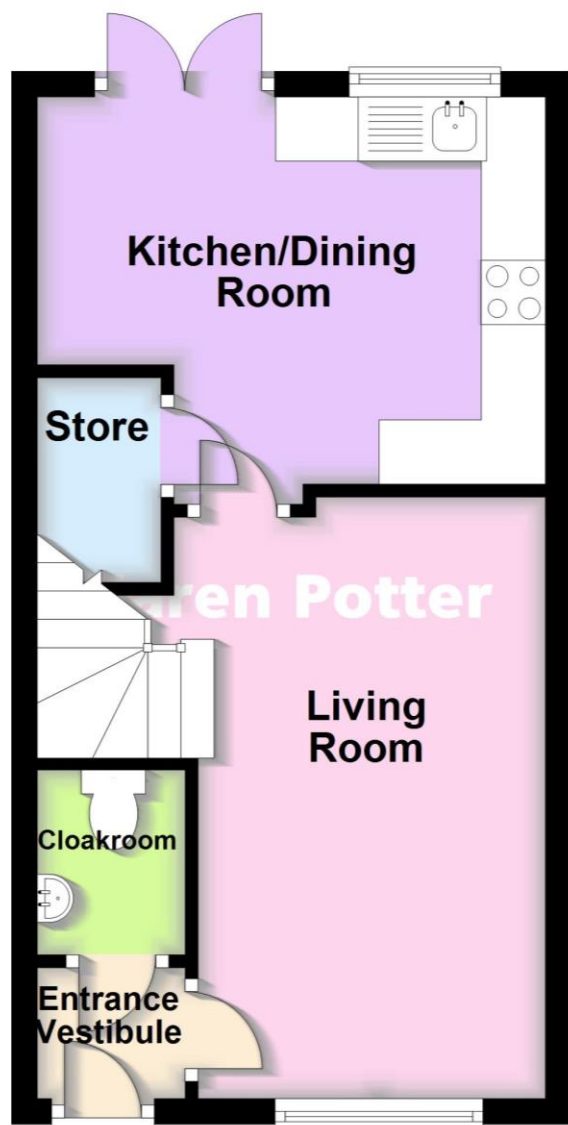
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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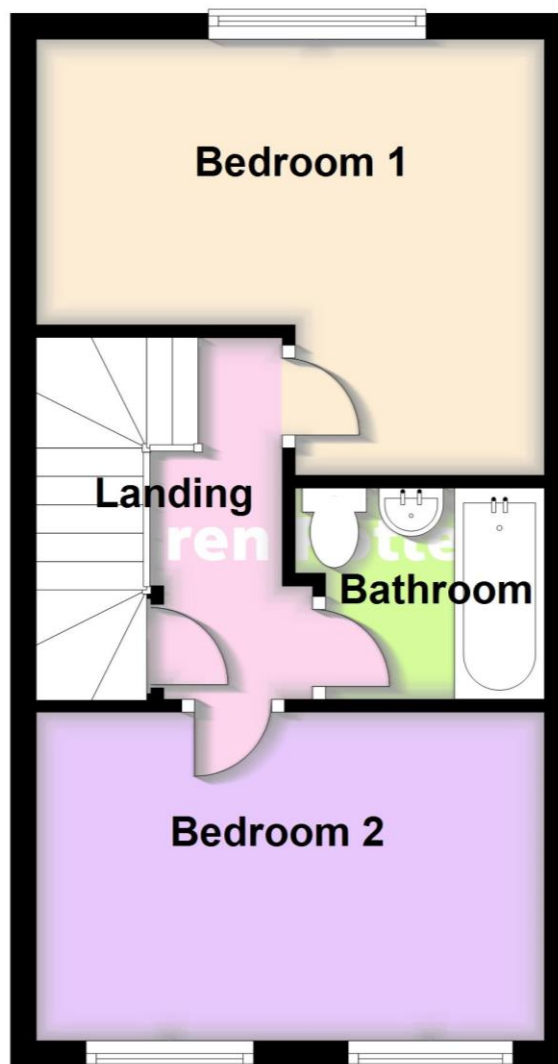
Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 61.3 sq. metres (660.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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