

Peter Clarke

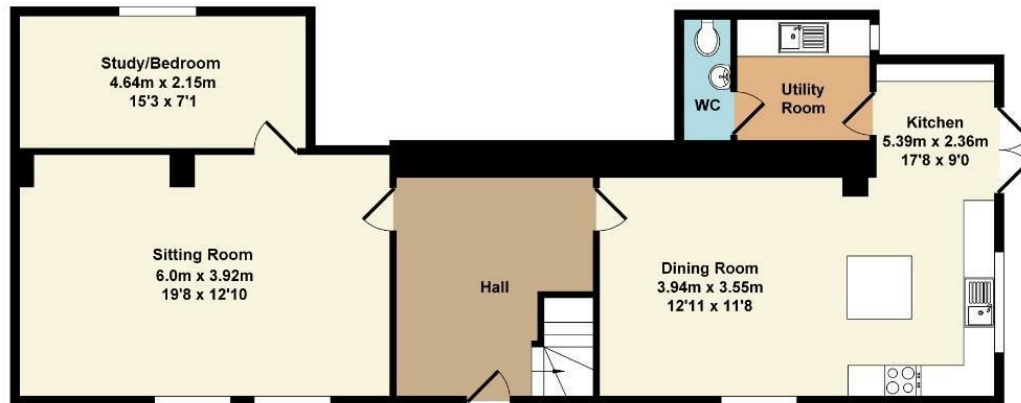


Blacksmiths Cottage Main Street, Cleeve Prior, Evesham, Worcestershire, WR11 8LG

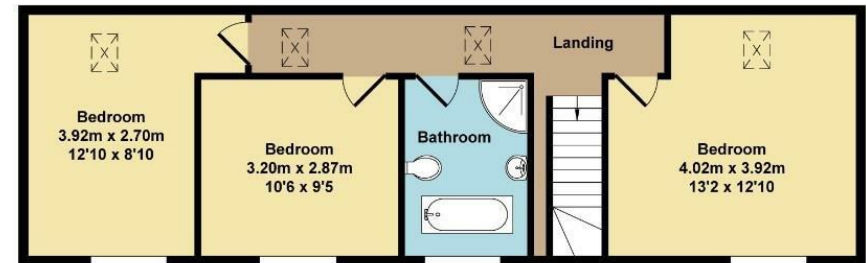
Main Street, Cleeve Prior WR11 8LG

Total Approx. Floor Area 127.80 Sq.M. (1376 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor Area
76.40 Sq.M.
(823 Sq.Ft.)



First Floor
Approx. Floor Area
51.40 Sq.M.
(553 Sq.Ft.)



- Beautifully presented
- Character features
- Spacious and flexible
- Large kitchen/dining room with island
- Sitting room with wood burner
- Three double bedrooms
- Study/bedroom four
- Utility and cloaks
- Very attractive gardens
- Off road parking for two cars



Guide Price £489,950

A very attractive three double bedroom cottage situated in the village centre in a conservation area, benefitting from many character features. Providing light and flexible accommodation to include sitting room with wood burner, ground floor bedroom/study, large kitchen/dining room with island, utility and cloaks. Very attractive cottage style gardens to front and private gardens to side. Two off road parking spaces.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with quarry tiled floor, exposed stone wall, downlighters, understairs storage cupboard.

SITTING ROOM

with exposed beams, inglenook fireplace with wood burning stove and timber mantle over.

STUDY/BEDROOM FOUR

with downlighters, vaulted ceiling, storage cupboards.

KITCHEN/DINING ROOM

DINING AREA

with exposed stone wall and oak laminate floor.

KITCHEN AREA

with one and a half bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, four ring gas hob with oven and grill below, glass splashback, tiled splashbacks, built in fridge freezer, built in dishwasher, breakfast bar and glass fronted display cabinets. Quarry tiled floor.

UTILITY ROOM

with single bowl, single drainer sink unit with taps over and cupboards beneath. Further cupboards and work surface, tiled splashbacks, space and plumbing for washing machine, wood effect floor, downlighters. Vendor has plans to create a shower room in the utility and cloakroom. Karndean flooring.

CLOAKROOM

with wc and wash basin, access to Worcester gas heating boiler.

FIRST FLOOR LANDING

BEDROOM ONE

vaulted ceiling, exposed beams, roof window, three doors to wardrobes. Lapsed planning permission for extension over kitchen to create en suite.

BEDROOM TWO

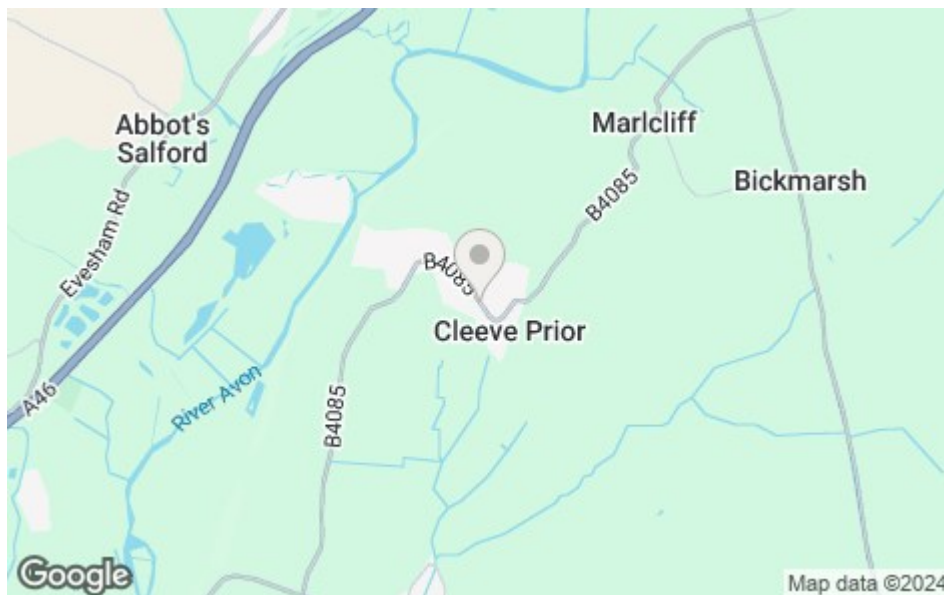
exposed beams and access to roof space.

BEDROOM THREE

exposed beams, roof window.







LUXURY BATHROOM

with roll top claw foot bath, wash basin with drawers below, separate shower cubicle, wc, tiled splashbacks, Karndean floor, chrome heated towel rail.

OUTSIDE

There is a cottage style, attractively planted foregarden with stone wall and gated path to front door. Right of way to two parking spaces and gated access to

ATTRACTIVE REAR GARDEN

with patio, lawn, evergreen shrub and perennial planted borders.

BRICK BUILT OUTHOUSE

with power and light.

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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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 E.

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

VIEWING: By Prior Appointment with the selling agent.



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