



Timothy Lea & Griffiths

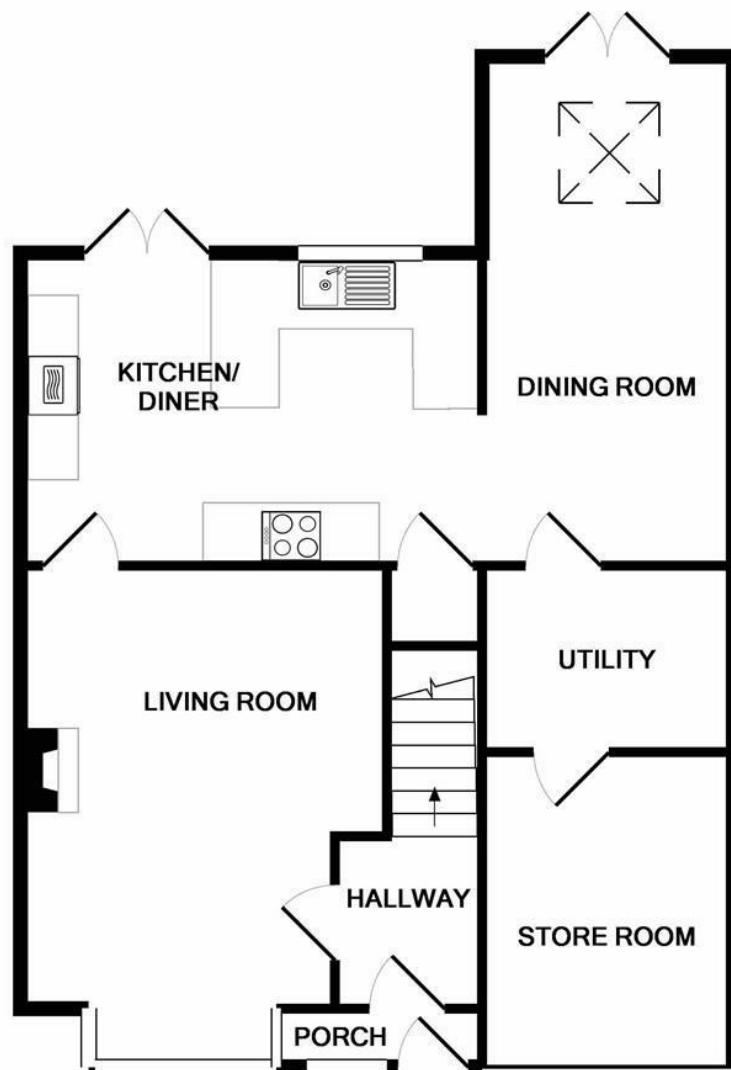
Estate Agents & Lettings Agents

29 Birch Avenue, Evesham, WR11 1YJ

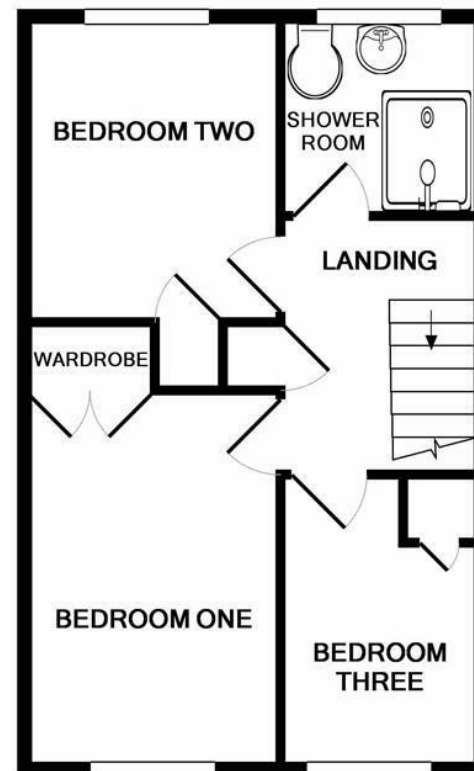
***** FULLY REFURBISHED AND EXTENDED *****

A fully refurbished 3 bedroomed detached home in Evesham. Property comprises Triple Glazed Entrance Porch, Hallway, Living Room, Extended Kitchen/Diner with new appliances, and Utility Room, Store Room, Three Bedrooms and Family Bathroom. Further benefits include, New Worcester Bosch boiler, new electrics throughout, triple glazing throughout, enclosed landscaped rear garden and newly laid driveway and paving proving off road parking.

Guide Price £249,950



GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 |

| Environmental Impact (CO ₂) Rating | | |
|---|---------------|----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | <div>68</div> | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



ENTRANCE PORCH

Being recently added, triple glazed and having ceramic tiles. Leading to

HALLWAY

With stairs to first floor and door to

LIVING ROOM

16'4" x 12'1" (16'5" x 12'2") (4.98 x 3.68 (5.0 x 3.7))

With new wood laminate flooring, Carrera marble fireplace with remote control electric fire, triple glazed window to front aspect, door to

KITCHEN/DINER

15'1" x 10'2" (4.60 x 3.10)

With triple glazed window and triple glazed double doors to rear aspect, new wooden laminate flooring, new appliances including Neff double oven, Neff 4 ring gas hob and Hoover integrated fridge/freezer. A range of wall and base units with wooden worktop over, stainless steel sink unit with drainer. Opening into

DINING ROOM

8'2" x 16'8" (2.49 x 5.08 (2.5 x 5.1))

With triple glazed double doors to garden, skylight and door leading to

UTILITY ROOM

With matching units and worktops to the kitchen, new Worcester Bosch Boiler. Door to

STORE

LANDING

With doors to bedrooms and bathroom.

BEDROOM ONE

8'2" x 12'5" (2.49 x 3.78 (2.5 x 3.8))

With triple glazed window to front aspect, newly fitted built in wardrobe

BEDROOM TWO

8'6" x 10'2" (2.59 x 3.10)

With triple glazed window to rear aspect, newly fitted built in wardrobe

BEDROOM THREE

6'6" x 9'6" (1.98 x 2.90)

With triple glazed window to front aspect and newly fitted wardrobe.

SHOWER ROOM

Newly fitted bathroom with quadrant shower cubicle and heated towel rail. Tiled flooring.

REAR GARDEN

Newly landscaped rear garden to include, new turf, re planting of borders, new fencing and gate and outside tap.

FRONT

With newly laid driveway and paving to front, providing off road parking for several vehicles.

ADDITIONAL WORKS CARRIED OUT

New electrics throughout

Heated airing cupboard

Redecorated from plaster level throughout

New carpets on stair, landing and bedrooms

New wooden laminate flooring throughout ground floor

New TV aerial

New doors throughout with matching door furniture

Cavity wall insulation

Fully insulated attic with hatch

Mezzanine storage, power and lights in store area

External lighting at front, side and rear of property

External covered sockets

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

MONEY LAUNDERING REGULATIONS

If you wish to bid for this property, you will be required to provide proof of identity to satisfy the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. This will need to be a proof of address and photographic ID.

