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Blakenhurst, Harvington

Guide price £285,000

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Key Features

- > No onward chain
- > Scope for improvement
- > View over open fields
 - > Close to school
 - > Off road parking
 - > Quiet location
- > Tenure: Freehold
 - > EPC rating D



NO ONWARD CHAIN. This spacious three bedroomed semi-detached house with scope to improve is set in a quiet cul de sac in the much desired rural village of Harvington near to the local school and village shop. The rear enclosed garden has views over open fields and there is parking for two cars.

The property briefly comprises entrance porch, hallway with new laminate flooring leading to spacious living room with gas fire and new carpets, kitchen diner, downstairs shower room and cloak cupboard. The kitchen also leads through to a utility room and rear porch which leads out into the enclosed rear garden with shed and views over open fields.

On the first floor there is a family bathroom, two double bedrooms and a further single bedroom. To the front of the property is a driveway for 2 cars. The property also benefits from a recently installed new combi boiler.

Council Tax Band: C



Entrance Hall
1.76m x 4.80m (5'10" x 15'8")

Entrance hall with wood effect laminate flooring leading to large cloak cupboard/shoe room, Lounge, Kitchen, and shower room.

Lounge
3.49m x 4.39m (11'6" x 14'5")

With double glazed window to the front, carpet flooring, radiator, overhead light point, TV and telephone points and a feature gas fire.

Kitchen
3.56m x 3.58m (11'8" x 11'8")

With beech wood effect floor and wall units, integrated brand new Hotpoint double oven and hob, space for dish washer and fridge. Leading to utility room and rear porch.

Shower room
1.67m x 1.99m (5'6" x 6'6")

Ground floor shower room, fully tiled with a wooden floor, comprising of enclosed shower, toilet, basin, radiator, and a small double glazed UPVC window to the side.



Bedroom 1
3.27m x 3.58m (10'8" x 11'8")

Double bedroom with carpet flooring, UPVC double glazed window to the front, overhead light point, radiator and a built in wardrobe.

Bedroom 2
3.27m x 3.58m (10'8" x 11'8")

Double bedroom with carpet flooring, UPVC double glazed window to the rear overlooking open fields, overhead light point, radiator and built in wardrobes.

Bedroom 3
1.98m x 2.67m (6'6" x 8'10")

Single bedroom, with carpet flooring, UPVC double glazed window to the side, overhead light point, radiator and built in fitted wardrobes.

Bathroom
1.98m x 1.99m (6'6" x 6'6")

Main bathroom comprising of a bath with overhead shower, basin, toilet, laminate flooring, double glazed UPVC window and radiator.



Information

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.

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.

Consumer Protection Regulations (CPR) 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.



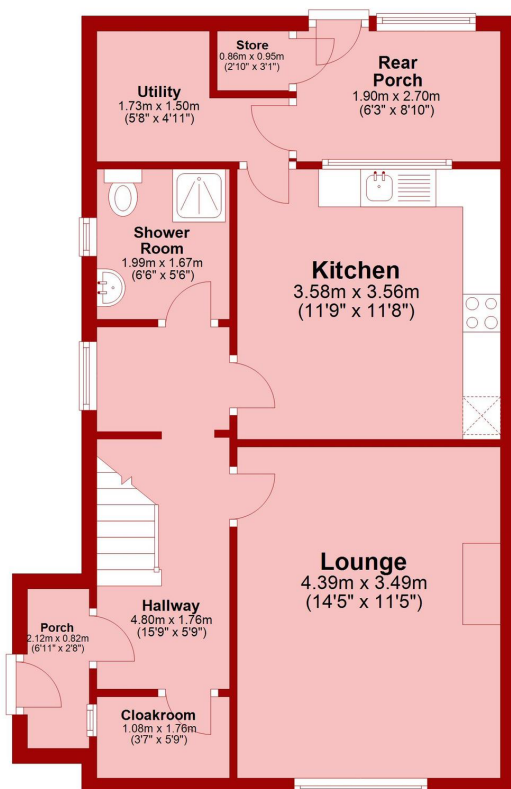
Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



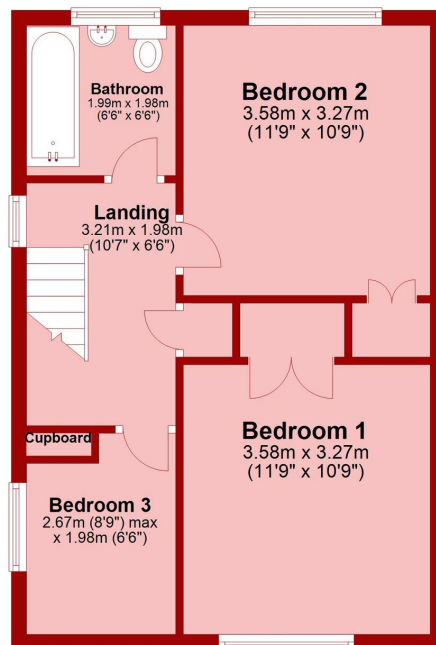
Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.3 sq. feet)

Please note measurements are approximate, and not to scale. This plan is for identification purposes only and should not be relied upon as a statement of fact.
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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