

VILLAGE LOCATION



House - Terraced

# GLOSTER ADES ROAD HONEYBOURNE WR11 7PD

Asking Price

# £245,000

## FEATURES

- No Onward Chain
- Two Double Bedrooms
- Good Sized Shower Room
- Rear Garden
- In Need of Some Cosmetic Modernisation
- Village Location
- Kitchen/Diner
- Off Road Parking



# AVON ESTATES

# 2 Bedroom House - Terraced located in Honeybourne

## Entrance Hall

Obscure double glazed front door, fitted carpets and stairs leading to the first floor. Leads to the Sitting Room

## Sitting Room

13'1" x 12'7"

Double glazed window to the front aspect, TV point, telephone point, wood effect flooring, single panel radiator and gas feature fireplace. Leads to the Kitchen/Diner

## Kitchen/Diner

16'8" x 7'7"

Two double glazed windows to the rear aspect, double glazed door to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, space for a cooker with filter hood over, space and plumbing for a dishwasher, space for a fridge/freezer, double panel radiator and storage under the stairs. Leads to the Utility Room

## Utility Room

13'0" x 5'2"

Double glazed door to the rear aspect, double glazed window to the rear aspect, sink, drainer, mixer tap, space and plumbing for a washing machine, space for a fridge and tiled floor. Leads to the W/C.

## W/C

Obscure double glazed window to the rear aspect, dual flush low level w/c, tiled floor and single panel radiator.

## Landing

Access to loft and fitted carpets. Leads to Both Bedrooms and Shower Room.

## Bedroom One

14'0" x 9'2"

Double glazed window to the front aspect, single fitted wardrobe, single panel radiator, telephone point, TV point and fitted carpets.

## Bedroom Two

11'7" x 8'8"

Double glazed window to the rear aspect, single panel radiator and fitted carpets.

## Shower Room

8'3" x 7'8"

Obscure double glazed window to the rear aspect, white three piece suite comprising of dual flush w/c, pedestal wash hand basin with tiled splash back, double walk-in shower, single panel radiator, extractor fan and airing cupboard containing wall mounted boiler.

## Rear Aspect

Good sized rear garden mainly laid to lawn, patio area, pedestrian access with rights of access to number 7 & 8, courtesy lighting, brick built outhouse and shed.

## Front Aspect

Beds and borders, courtesy lighting and off road parking.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

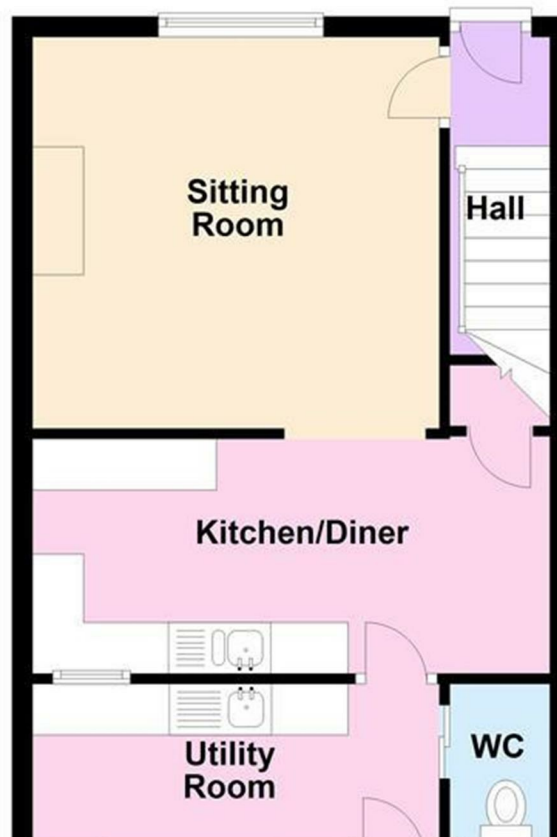
## Anti Money Laundering

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.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

**Ground Floor**



**First Floor**



Call us on

01386 257180

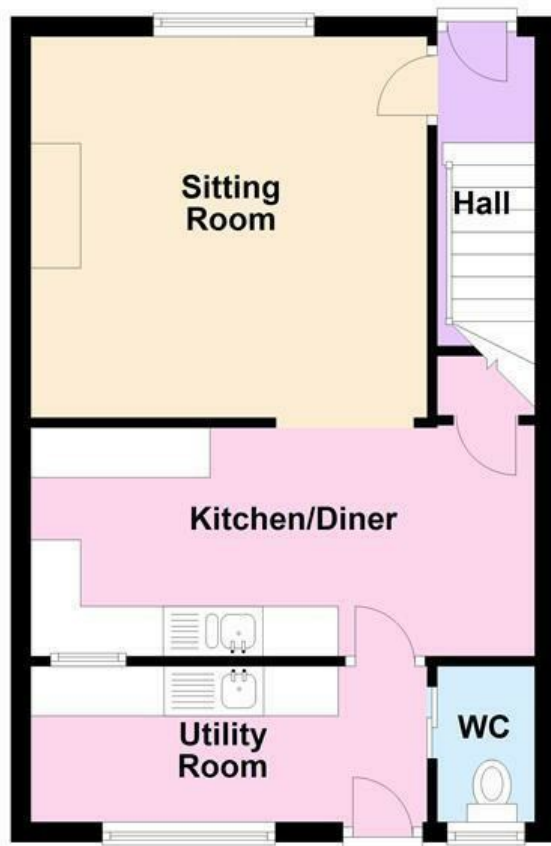
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = B

Energy Rating = C

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C	72		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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ESTATES