

DETACHED FAMILY HOME



House - Detached

# STEPHENSON WAY, HONEYBOURNE, EVESHAM, WR11 7GH

Offers Over

# £400,000

## FEATURES

- SALE AGREED - Detached Family Home
- Two Bathrooms
- No Onward Chain
- Energy Rating = C. Council Tax Band = E
- Four Bedrooms
- Village Location
- Double Glazing & Gas Central Heating



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# 4 Bedroom Detached home in Honeybourne

## Entrance Hall

Obscure double glazed door to the front aspect, single panel radiator, fitted carpet and stairs leading to the first floor. Leads to the W/C, Sitting Room and Kitchen.

## Downstairs W/C

Obscure double glazed leaded window to the front aspect, low level w/c, wash hand basin set into a vanity unit, tiled splash back, wood effect flooring and single panel radiator.

## Sitting Room

16'3" x 10'0"

Double glazed leaded window to the front aspect, TV point, telephone point, fitted carpet, double panel radiator and gas feature fire. Leads to the Dining Room.

## Dining Room

9'8" x 9'2"

Double glazed sliding doors to the conservatory, double panel radiator and fitted carpet. Leads to the Conservatory and Kitchen.

## Conservatory

9'8" x 9'2"

Brick and double glazed construction, double glazed 'French' doors to the side aspect, wall mounted electric heater and wood effect flooring.

## Kitchen

11'7" x 10'3 max 7'8" min

Double glazed leaded window 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, built in gas hob with filter hood over, built in double electric oven, built in dishwasher, built in fridge, built in freezer, tiled floor and spot lights. Leads to the Utility.

## Utility

Double glazed door to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, splash back, space and plumbing for a washing machine, single panel radiator, tiled flooring and spot lights. Leads to the Garage.

## Landing

Fitted carpet, access to loft and airing cupboard with wall mounted boiler. Leads to all Bedrooms and Family Bathroom.

## Bedroom One

17'4" max 11'9" min x 10'1"

Double glazed leaded window to the front aspect, double fitted wardrobes, single panel radiator, TV point, fitted carpets and two wall lights. Leads to the En-Suite

## En-Suite

Obscure double glazed leaded window to the front aspect, shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, spot lights, shaver point and extractor fan.

## Bedroom Two

9'9" x 8'6"

Double glazed leaded window to the rear aspect, double fitted wardrobes, single panel radiator, TV point and fitted carpet.

## Bedroom Three

8'8" x 8'0"

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

## Bedroom Four

8'6" max 5'5" min x 7'9"

Double glazed leaded window to the rear aspect, single panel radiator, TV point and fitted carpet.

## Family Bathroom

Obscure double glazed leaded window to the rear aspect, white three piece suite comprising of bath with shower fitting over, low level w/c, pedestal wash hand basin with tiled splash back, single panel radiator, shaver point and extractor fan.

## Rear Aspect

Enclosed garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting, outside cold water tap and shed.

## Front Aspect

Lawn to the side with beds and borders, courtesy lighting and drive providing off road parking for two vehicles. Leads to the Garage.

## Garage

With up and over door, power, lighting, space for a tumble dryer and space for a fridge/freezer.



### Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. There is a £141 maintenance charge every 6 months for upkeep of roads/grounds and street lighting.

### Council Tax Band

Currently tax band 'E' 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



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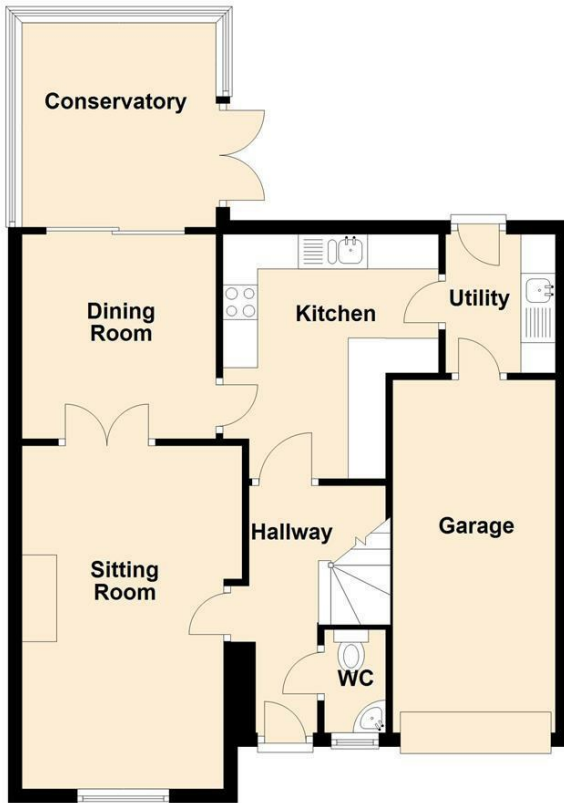
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Council Tax Band = E

Energy Rating = TBC

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**Ground Floor**  
Approx. 713.1 sq. feet



**First Floor**  
Approx. 565.8 sq. feet



Total area: approx. 1279.0 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		69	
(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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