

DETACHED BUNGALOW



Bungalow - Detached

CLEVEDON GREEN, SOUTH LITTLETON, EVESHAM WR11 8TY

Asking Price

£340,000

FEATURES

- Well Presented Detached Bungalow
- Cul-de-Sac Position
- Good Sized Sitting Room
- Driveway providing Ample Off Road Parking
- Three Bedrooms
- Village Location
- Utility



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3 Bedroom Bungalow - Detached located in Evesham

Entrance Hall

Double glazed door to the front aspect, panel radiator and access to loft.

Sitting Room

23'0" x 12'1"

Double glazed windows to the front and side aspect, double glazed sliding doors to the rear aspect, brick feature fireplace, double panel radiator, storage cupboard and fitted carpets.

Kitchen

16'4" x 9'0"

Two double glazed windows to the rear aspect, range of white wall and base units with wooden 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, wood effect flooring and double panel radiator.

Utility

Double glazed window to the rear aspect, range of wall and base units with wooden worktop over, sink, drainer, mixer tap, space and plumbing for a washing machine, tiled splash back, double panel radiator, wood effect flooring and double glazed doors to the rear and front aspect.

Cloak Room

Obscure double glazed window to the side aspect, low level w/c, corner wash hand basin and double panel radiator.

Bedroom One

11'0" x 11'0"

Double glazed window to the front aspect, double panel radiator, storage cupboard and fitted carpet.

Bedroom Two

13'0" x 9'0"

Two double glazed windows to the rear aspect, double panel radiator and fitted carpet.

Bedroom Three

12'3" x 8'4"

Double glazed window to the front aspect, double panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to the side aspect, bath, low level w/c, pedestal wash hand basin, separate shower cubicle, airing cupboard housing boiler and double panel radiator.

Rear Aspect

Enclosed rear garden laid to lawn.

Front Aspect

Lawned garden, established beds and borders, path leading to the front door and block pave driveway providing ample 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 '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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Council Tax Band = E

Energy Rating = C



Total area: approx. 1111.2 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(69-80) C			
(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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