

SPACIOUS FAMILY HOME



House - Detached

ST LUKES CLOSE, EVESHAM, WR11 2ET

Asking Price

£375,000

FEATURES

- SALE AGREED - Spacious Family Home
- Five Bedrooms
- Conservatory
- Council Tax Band = D Energy Rating = C
- Extended
- Two Reception Rooms
- Situated in Quiet Cu-de-Sac



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5 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door with double glazed side panels, double panel radiator, storage cupboard, engineered oak flooring and stairs leading to the first floor.

W/C

Obscure double glazed window to the front aspect, dual flush low level w/c, wall mounted wash hand basin, tiled splash back, Karndean flooring, spot lights and single panel radiator.

Sitting Room

12'8" x 10'7"

Double glazed bay window to the front aspect, TV point, telephone point, engineered oak flooring and double panel radiator.

Dining Room

10'7" x 9'8"

Double glazed sliding doors leading to the conservatory, double panel radiator and engineered oak flooring.

Conservatory

10'0" x 8'7"

Low brick and double glazed construction and wood effect flooring.

Kitchen/Breakfast Room

17'6" x 8'1"

Double glazed window to the rear aspect, double glazed sliding doors to the rear aspect, range of wall and base units with worktop over, two 'Belfast' sinks, mixer tap, built in gas hob with filter hood over, built in double electric oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for under counter fridge/freezer, double panel radiator and Karndean flooring.

Landing

Fitted carpet and access to loft. Leads to all Bedrooms and Bathroom.

Bedroom One

11'9" x 10'8"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, TV point and fitted carpet. Leads to the En-Suite

En-Suite

Obscure double glazed window to the front aspect, shower cubicle, dual flush low level w/c, wash hand basin set into a vanity unit, single panel radiator, spotlights, shaver point with light and tiled floor.

Bedroom Two

10'7" x 8'9"

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

Bedroom Three

8'7" x 7'5"

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

Bedroom Four

10'1" x 9'5"

Double glazed window to the front aspect, single panel radiator and wood effect flooring.

Bedroom Five

9'9" x 7'8"

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

Bathroom

Three piece white suite comprising of bath, low level w/c, wash hand basin set into a vanity unit, single panel radiator and tiled floor.

Rear Aspect

Enclosed rear garden laid to lawn with beds and borders, patio area, decked area, side gated access, courtesy lighting, outside cold water tap and space for a shed.

Front Aspect

Block pave drive providing off road parking for two vehicles, courtesy lighting and storm porch. Leads to the Garage

Garage

16'8" x 8'6"

Up and over door, space for vehicle, power, lighting and space for a tumble dryer.

Council Tax Band

Currently tax band 'D' 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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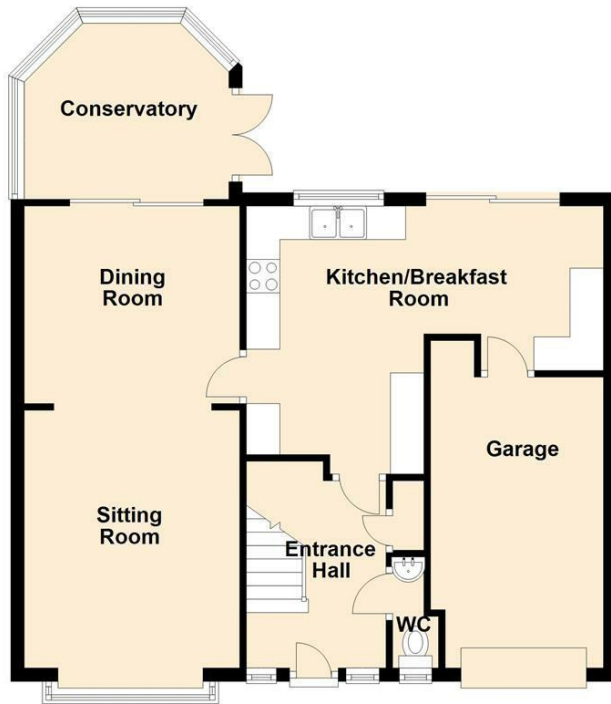
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Council Tax Band = D

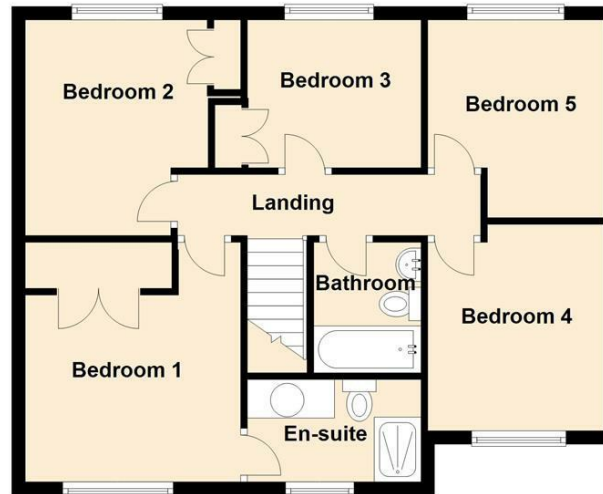
Energy Rating = C

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Ground Floor
Approx. 729.0 sq. feet



First Floor
Approx. 620.1 sq. feet



Total area: approx. 1349.1 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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