



FOUR DOUBLE BEDROOMS

House - Detached

CARTWRIGHT WAY EVESHAM WR11 2RS

Asking Price

£475,000

FEATURES

- SALE AGREED 'Bentley' Style Bellway Home
- Immaculately Presented
- Detached Double Garage
- Two Reception Rooms
- Oak Internal Doors
- Four Double Bedrooms
- Off Road Parking for Six/Eight Vehicles
- Two Bathrooms
- Landscaped Rear Garden
- Energy Rating = B. Council Tax Band = F



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4 Bedroom House - Detached located in Evesham

Entrance Hallway

Obscure double glazed door to the front aspect, double panel radiator, understairs storage cupboard, porcelain tiled floor, telephone point and stairs leading to the first floor.

Study/Playroom

8'0" x 8'0"

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

Sitting Room

16'9" x 10'5"

Double glazed bay window to the front aspect, telephone point, Sky point, single panel radiator, double panel radiator and fitted carpets.

Kitchen/Diner/Family Room

26'0" x 10'8"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, a range of modern wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with extractor fan over, built in double electric oven, built in dishwasher, built in fridge/freezer, double panel radiator, telephone point, TV point, spot lights and porcelain tiled floor. Leads to the Utility Room.

Utility Room

6'2" x 4'8"

Obscure double glazed door to the side aspect, range of base units, sink, drainer, mixer tap, splash back, single panel radiator, space and plumbing for a washing machine, wall mounted boiler and porcelain tiled floor. Leads to the Cloakroom

Cloakroom

Dual flush low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, porcelain tiled floor and extractor fan.

Landing

Access to loft, fitted carpets, airing cupboard with slatted shelving and tank. Oak doors leading to all Bedrooms and Bathroom.

Master Bedroom

13'8" x 11'9"

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

En-Suite

Obscure double glazed window to the front aspect, double shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail, shaver point, tiled floor, spot lights and extractor fan.

Bedroom two

13'7" x 8'6"

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

Bedroom Three

11'9" x 8'1"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator and fitted carpets.

Bedroom Four

10'3" x 9'1"

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

Family Bathroom

Obscure double glazed window to the rear aspect, a four piece suite comprising of dual flush w/c, pedestal wash hand basin, tiled splash back, separate shower cubicle, bath, heated towel rail, tiled floor, spot lights and extractor fan.

Rear Aspect

Large well established enclosed rear garden laid mainly to lawn, large porcelain tiled patio, raised flower beds, slated area suitable for pots, decked area for alfresco dining, side gated access, courtesy lighting, outside cold water tap, double power socket, water feature and shed.

Front Aspect

Lawn with beds and borders, courtesy lighting, storm porch and double driveway leading to detached double garage and providing off road parking for six/eight vehicle.

Detached Double Garage

20'1" x 19'3"

With two up and over doors, eaves storage, power, lighting and obscure double glazed door to the side aspect.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of

this through their solicitors prior to exchange of contracts. Service charge approx £160 per annum. split into 2 payments.

Council Tax Band

Currently tax band 'F' 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 = F

Energy Rating = B



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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