

House - Detached

CHELTENHAM ROAD, EVESHAM, WR11 2LF

Asking Price

£375,000

FEATURES

- SALE AGREED 1930's Detached Family Home
- Two Reception Rooms
- Large Rear Garden
- Garage and Ample Off Road Parking
- Three Bedrooms
- Two Log Burners
- Block Paved Driveway
- Energy Rating = D. Council Tax Band = D



WELL PRESENTED FAMILY HOME



3 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door, single panel radiator, storage cupboard, tiled floor and stairs leading to the first floor.

Downstairs W/C

Obscure double glazed window to the side aspect, low level w/c, wash hand basin set into a vanity unit, single panel radiator and tiled floor.

Dining Room

13'10" x 11'6"

Double glazed bay window, double panel radiator, wood floor and built in units either side of the log burner with oak tops, log burner with copper canopy over.

Sitting Room

12'0" x 11'11"

Double glazed 'French' doors to the rear aspect, wood floor, double panel radiator and log burner.

Kitchen/Breakfast Room

17'9" x 7'8"

Double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door to the side aspect, range of wall and base units with oak worktop over, space for a cooker with extractor hood over, one and a half bowl sink, mixer tap, space and plumbing for a washing machine, space for a fridge, space for a freezer, two double panel radiators and wall mounted boiler.

Landing

Double glazed window to the side aspect and fitted carpet.

Bedroom One

12'0" x 11'10"

Double glazed bay window to the front aspect, large hand built fitted wardrobes, single panel radiator and fitted carpet.

Bedroom Two

12'0" x 11'10"

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

Bedroom Three

8'3" x 7'9"

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

Bathroom

Obscure double glazed window to the front aspect, shower cubicle, w/c, pedestal wash hand basin, tiled splash back, tiled floor, double panel radiator and plumbing for a bath.

Rear Aspect

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

Workshop

13'3" x 13'3"

Fully insulated with power and lighting and double glazed windows.

Garage

With power and lighting.

Front Aspect

Block paved, storm porch 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 '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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Council Tax Band = D

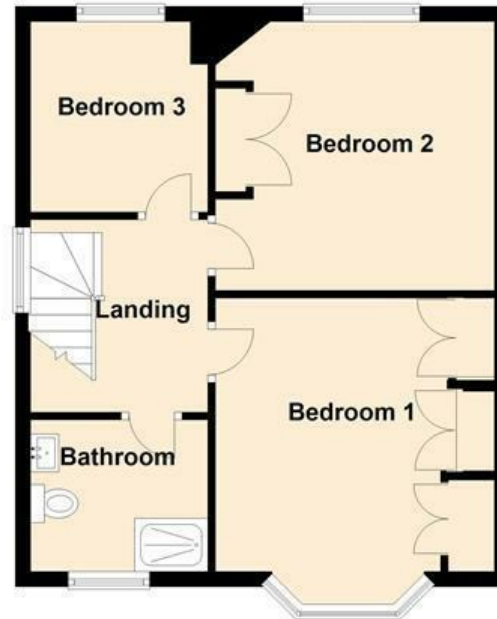
Energy Rating = D

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Ground Floor
Approx. 546.5 sq. feet



First Floor
Approx. 477.6 sq. feet



Total area: approx. 1024.0 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	80
(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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