

NO ONWARD CHAIN



House - Semi-Detached

ST CATHERINES ROAD, EVESHAM, WR11 2GE

Asking Price

£230,000

FEATURES

- Two Double Bedrooms
- Charity Crescent Area
- Rear Garden
- Energy Rating = D
- Cul-De-Sac Location
- Kitchen/Diner
- Off Road Parking
- Council Tax Band = C



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2 Bedroom House - Semi-Detached located in Evesham

Entrance Hall

Wooden front door with obscure glass and wood effect flooring

Sitting Room

Double glazed window to the front aspect, TV point, telephone point, wood effect flooring and double panel radiator.

Kitchen

Double glazed window to the rear aspect, wooden double glazed door to the rear aspect, range of wall and base unit 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 electric oven, space and plumbing for a washing machine, space for a fridge/freezer, storage cupboard, wood effect flooring and double panel radiator.

Landing

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

Bedroom One

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

Bedroom Two

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

Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin and wood effect flooring.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area and shed.

Front Aspect

Lawn, storm porch, off road parking for one vehicle and path leading to the front door.

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 'C' 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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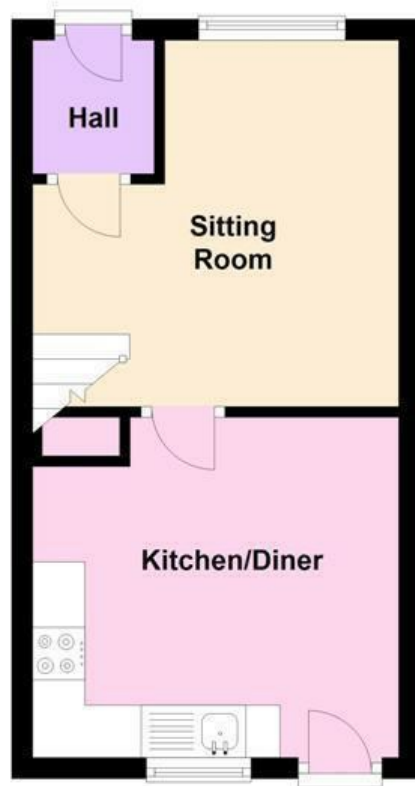
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Council Tax Band = C

Energy Rating = D

Ground Floor

Approx. 257.5 sq. feet



First Floor

Approx. 257.4 sq. feet



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Total area: approx. 515.0 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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