

DETACHED FAMILY HOME



House - Detached

# LAVENDER WALK, EVESHAM, WORCS, WR11 2LN

Asking Price

## £333,000

### FEATURES

- Detached Family Home
- Two Reception Rooms
- Downstairs W/C
- Conservatory
- Three Double Bedrooms
- Two Bathrooms
- Kitchen with Centre Island
- Energy Rating = D. Council Tax Band = D



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# 3 Bedroom House - Detached located in Evesham

## Entrance Hall

Obscure double glazed door to the front aspect, single panel radiator, wood effect flooring and stairs leading to the first floor.

## W/C

Low level w/c, pedestal wash hand basin, tiled splash back and tiled floor.

## Sitting Room

13' 0" x 11'0"

Double glazed bay window to the front aspect, wood effect flooring, double panel radiator and gas feature fireplace. Arch leading to the Dining Room

## Dining Room

9'0" x 8'0"

Double glazed sliding doors to the rear aspect, double panel radiator and wood effect flooring. Leads to the Conservatory.

## Conservatory

Double glazed 'French' doors to the side aspect, double panel radiator and tiled flooring.

## Kitchen/Breakfast Room

13'0" x 9'0"

Two double glazed windows to the rear aspect, double glazed door to the side aspect, range of wall and base units with worktop over, centre island, one and a half bowl sink, drainer, mixer tap, space for a cooker with filter hood over, single panel radiator and tiled flooring.

## Utility Room

Range of wall and base units with worktop over, double panel radiator, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted boiler and door to half garage/store.

## Landing

Fitted carpet and loft with light. Leads to All Bedrooms and Bathroom

## Bedroom One

11'0" x 11'0"

Double glazed window to the front aspect, double fitted wardrobe, airing cupboard housing water tank, single panel radiator and fitted carpet.

## Bedroom Two

14'0" x 7'0"

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

## Bedroom Three

9'0" x 8'0"

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

## Bathroom

Obscure window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin, tiled flooring and extractor fan.

## Rear Aspect

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

## Front Aspect

Off road parking for two vehicles leading to the front door. Leads to covered area with power and outside cold water tap.

## Half Garage/Store Room

With up and over door, power and lighting.

## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	56		
(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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