

VILLAGE LOCATION



Bungalow - Detached

DRYSDALE CLOSE WICKHAMFORD EVESHAM WR11 7RZ

Asking Price

£387,000

FEATURES

- SALE AGREED - Detached Bungalow
- Extended
- Wickhamford
- Three Reception Rooms
- Larger than standard single garage
- Three Bedrooms
- Cul De Sac Location
- Well Established Gardens
- Gas Central Heating & Double Glazing
- EPC = D



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3 bedroom detached bungalow in Wickhamford.

Porch

Hallway

Obscure double glazed door to front aspect, single panel radiator, fitted carpet, two wall lights, airing cupboard containing wall mounted Worcester Bosch boiler, loft access and leads to the kitchen, sitting room, bedroom two, shower room and bathroom.

Bedroom Two

10'9" x 10'

Double glazed to the front aspect, double panel radiator, TV point and fitted carpet.

Dining Room

11'5 x 9'1

Double glazed sliding door to the rear aspect, double panel radiator, telephone point, fitted carpets and leads to bedrooms one and three.

Master Bedroom

11'5" x 10'

Double glazed to the front aspect, double panel radiator, TV point and fitted carpets.

Bedroom Three

11'5" x 9'6"

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

Shower Room

9'61 x 7'4"

Obscure double glazed window to the rear aspect, three piece white suite comprising a corner shower cubicle, pedestal wash hand basin and dual flush low level wc. There is a heated towel rail and shaver point.

Bathroom

7'4 x 6'6

Obscure double glazed window to the rear aspect, a three piece white suite comprising a low level wc, pedestal wash hand basin with tiled splash back and bath with shower tap fitting. There is also a heated towel rail and shaver point.

Sitting Room

17'4" x 11'7"

Double glazed window to the front aspect, TV point, fitted carpet, single panel radiator, double panel radiator, electric feature fire place and two wall lights.

Kitchen

10'4" x 7'9"

Double glazed window to the rear aspect, double panel radiator, range of wall and base units with work surface over, sink, drainer, mixer taps with tiled splash back, spot lights, filter hood over a built in Neff electric hob, built in Neff double electric oven, space and plumbing for a dishwasher and opens to the breakfast room.

Breakfast Room

9'4" x 7'9"

Double glazed patio doors to the rear aspect, double glazed to the side aspect, double radiator, space for an upright fridge/freezer and leads to the garage.

Garage

15'8" x 12'1"

Obscure double glazed window to the rear aspect, up and over door, power points, water and plumbing for a wash hand basin, lighting, plumbing for a washing machine and space for a tumble dryer.

Rear Garden

Enclosed rear garden, its well established with beds & borders and mainly laid to lawn. There is a patio, side gated access, courtesy lighting, a cold water tap, pond, small garden potting shed, greenhouse and outside power points.

Front Aspect

Mainly lawn with beds and borders. There is courtesy lighting and a block paved drive providing off road parking for two vehicles.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(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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