

REFURBISHED TO A HIGH STANDARD



House - Detached

# OFFENHAM ROAD, EVESHAM WR11 3DY

Asking Price

## £490,000

### FEATURES

- **\*\* SALE AGREED \*\***
- Detached Family Home
- Four Bathrooms
- Garage with Bar
- Sitting Room
- Four Double Bedrooms
- Modern Open Plan Kitchen/Family Space
- Utility Room
- Energy Rating = C. Council Tax Band = E.



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hallway

Obscure double glazed front door, double panel radiator, wood effect flooring and understairs cupboard. Leads to Sitting Room and Open Plan Family Space

## Sitting Room

13'4" x 11'4"

Triple glazed bay window to the front aspect, media unit housing TV point, stone effect flooring, double panel radiator, electric feature fireplace and surround sound set into the ceiling.

## Open Plan Kitchen Family Space

29'1" max x 19'2" max 11'4" min

Bifold double glazed doors to the rear aspect, range of wall and base units with Quartz worktop, return and Quartz built in dining table, two sinks, built in induction hob with filter hood over, built in electric oven and microwave, built in wine fridge, space for a fridge/freezer, wood effect flooring, three double panel radiators and media unit with electric feature fire.

## Utility Room

Door to the side aspect leading to the garden, double panel radiator, wood effect flooring, space and plumbing for a washing machine and space for a tumble dryer.

## Downstairs W/C

Obscure double glazed window to the rear aspect, dual flush low level w/c, pedestal wash hand basin, tiled splash back, tiled floor and wall mounted Worcester Bosch boiler.

## Landing

Fitted carpet, double panel radiator and airing cupboard containing water tank, storage cupboard and staircase leading to second floor. Leads to The Guest Bedroom and Two Further Bedrooms, Family Bathroom and Shower Room.

## Bedroom 2

12'1" x 11'2"

Triple glazed bay window to the front aspect, double panel radiator and wood effect flooring. Leads to the En-Suite

## En-Suite

Double glazed window to the front aspect, shower cubicle, low level w/c, wash hand basin set into a vanity unit two heated towel rails and extractor fan.

## Bedroom Three

19'3" x 11'7"

Double glazed window to the rear aspect, double panel radiator and wood effect flooring. Leads to the En-Suite

## En-Suite

Shower cubicle, low level w/c, wash hand basin set into a vanity unit, fully tiled, heated towel rail and extractor fan.

## Bedroom Four

15'9" x 9'7"

Double glazed 'Velux' window to the rear aspect, double panel radiator and fitted carpet.

## Family bathroom

Double glazed 'Velux' window to the front aspect, three piece suite comprising of bath with taps in the middle, separate shower cubicle, low level w/c, large wash hand basin with tiled splash back, heated towel rail, tiled flooring and shaver point with light.

## Master Bedroom

19'7" x 11'3"

Double glazed doors to the rear aspect leading to a Juliette balcony, double panel radiator, fitted wardrobes and fitted carpet.

### Master En-Suite

Double glazed 'Velux' window to the front aspect, bath with hand held shower, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, heated towel rail, tiled flooring and shaver point with light.

### Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, side gated access, courtesy lighting and garage.

Carport with roll garage door.

### Garage

17'9" x 14'6"

With double doors, power and lighting and bar.

### Bar

11'4" x 7'8"

With power and lighting, bar with sink and space for a fridge/freezer.

### Front Aspect

Block paved driveway providing ample 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 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991



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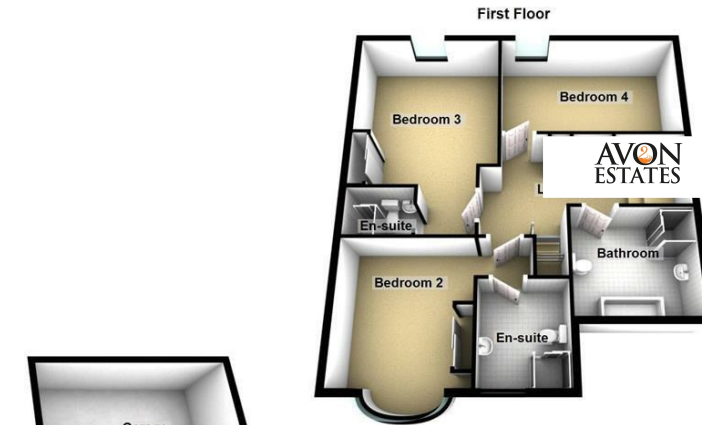
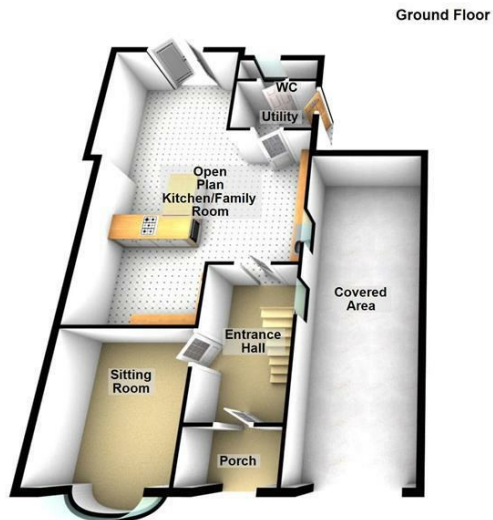
01386 257180

[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = E

Energy Rating = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(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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