

WELL PRESENTED



House - Semi-Detached

CODLING ROAD, EVESHAM, WR11 3JD

Asking Price

£315,000

FEATURES

- Well Presented
- Four Bedrooms
- Garage
- Energy Rating = B. Council Tax Band =D
- Three Storey Home
- Two Bathrooms
- Off Road Parking



AVON
ESTATES

4 Bedroom House - Semi-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.

Downstairs W/C & Utility

Dual flush low level W/C, pedestal wash hand basin, wood effect flooring, single panel radiator, extractor fan, wall and base units, work top over, built in washing machine and wall mounted boiler.

Sitting Room & Dining Area

14'4" x 10'2"

Double glazed 'French' doors with side panels to rear aspect, double glazed window to the side aspect, wood effect flooring, two double panelled radiators.

Kitchen

11'6" x 11'3"

Double glazed window to side aspect, wood effect flooring, single panel radiator, range of wall and base units, work surface over, one and a half bowl sink with drainer and mixer taps, spot lights, filter hood, built in gas hob and electric oven, built in dishwasher, built in fridge freezer and storage cupboard.

First Floor Landing

Fitted carpet and double panel radiator.

Master Bedroom

14'4" x 13'10"

Two double glazed windows to rear aspect and one double glazed window to side aspect, fitted double wardrobes, single panel radiator, telephone point, TV point, fitted carpet and leads on to en-suite.

En-suite

Shower cubicle, extractor fan, dual flush low level W/C, wash hand basin, tiled splash back, spotlights, heated towel rail, tiled floor and shaver point and light.

Bedroom Four/ Study

10'2" x 7'10"

Double glazed windows to side and front aspect, single panel radiator, telephone point, TV point and fitted carpet.

Second Floor Landing

Fitted carpet, access to loft and storage cupboard with water heater.

Bathroom

Obscure double glazed window to side aspect, three piece white suite, dual flush W/C, wash hand basin with splash back, heated towel rail, tiled floor, standard bath with shower over, spot lights and extractor fan.

Bedroom Two

14'4" x 10'9"

Two double glazed windows to rear aspect, single panel radiator, telephone point, TV point and fitted carpet.

Bedroom Three

14'4" x 9'3"

Two double glazed windows to front aspect, single panel radiator, telephone point, TV point and fitted carpets.

Rear Aspect

Enclosed garden, laid to lawn, patio, side gated access and courtesy lighting.

Front & Side Aspect

Lawn, beds and borders, storm porch and path.

Garage

Up and over door, space for vehicle, power, lighting and parking in front of the garage.

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 = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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.