

NO ONWARD CHAIN



House - Terraced

SCHOOL ROAD, EVESHAM, WR11 2PW

Asking Price

£185,000

FEATURES

- No Onward Chain
- Off Road Parking
- Energy Performance Rating = C
- Two Bedrooms
- Enclosed Rear Garden
- Council Tax Band = B



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2 Bedroom House - Terraced located in Evesham

Entrance Hall

Entrance door, storage cupboard housing boiler, leads to kitchen.

Kitchen

11'08" x 7'10"

Double glazed windows to front aspect, double panel radiator, range of wall and base units with work surface over, sink, drainer, mixer tap over, tiled splash back, filter hood, built in gas hob, built in electric oven, space for washing machine and space for a fridge.

Downstairs WC

3'04" x 7'09"

Dual flush low level WC, wash hand basin, tiled splash back, extractor fan.

Sitting Room

11'11" x 11'10"

Double glazed windows to rear aspect, double glazed 'French' doors to rear aspect, fitted carpet and double panel radiator.

Landing

Loft access, fitted carpet and airing cupboard with slatted shelving.

Bedroom One

11'10" x 8'08"

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

Bedroom Two

6'11" x 7'09"

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

Bathroom

4'05" x 10'08"

Obscure double glazed window to front aspect, 3 piece white suite, double

panel radiator, low level WC, pedestal wash hand basin with splash back, standard bath with shower over and extractor fan.

Front Aspect

Lawn, beds and borders, and path leading to front door.

Rear Aspect

Enclosed garden, laid to Astro turf, beds and borders, gravelled area, shed, rear gated access and off road parking for one vehicle.

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 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

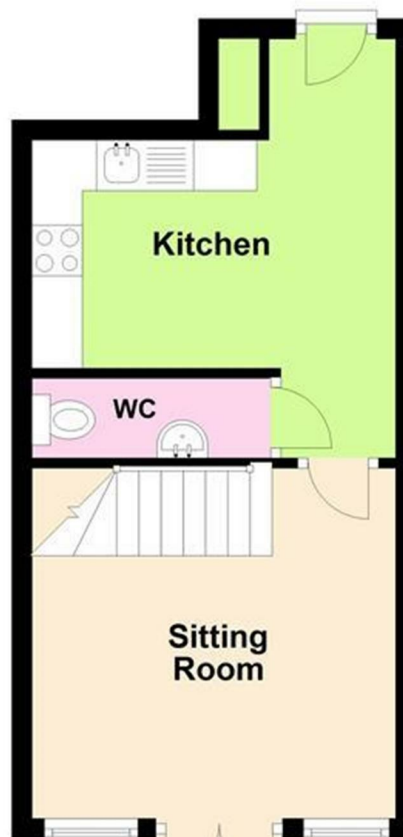
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

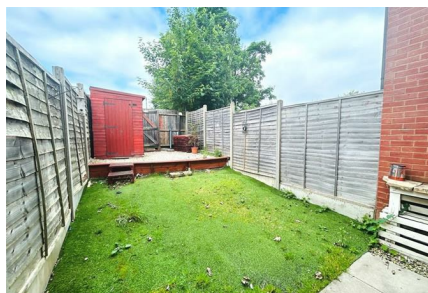
Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of 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

Ground Floor



First Floor



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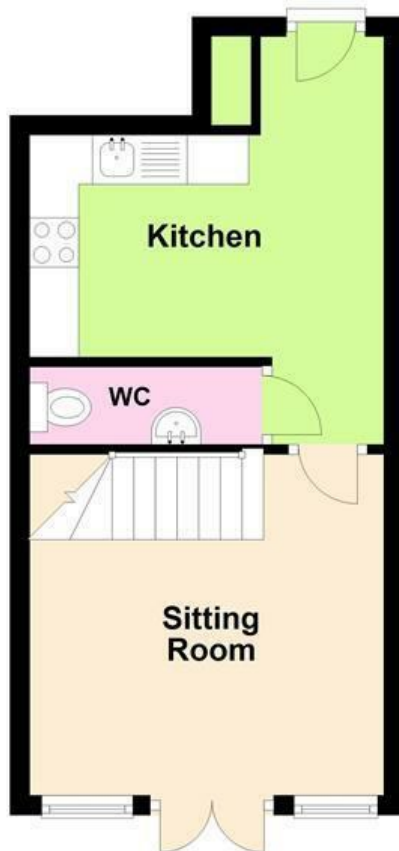
sales@avonestates.net

www.avonestates.net

Council Tax Band

C

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(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.

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