

IEWS OVER FIELDS.



House - Semi-Detached

# MYATT ROAD, EVESHAM, WR11 8SB

Asking Price

## £299,950

### FEATURES

- \* UNDER OFFER \*  
Offenham Village
- Four Bedrooms including  
Garage Conversion
- Utility Room
- Off Road Parking
- Semi Detached Home
- Study
- Open Fields to Side Aspect
- Council Tax Band = C.  
Energy Rating = TBC



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# 4 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscure double glazed front door, wood effect flooring, modern radiator and stairs leading to the first floor. Leads to the Study and Garage conversion bedroom.

## Study

6'0" x 5'0"

Double glazed window to the front aspect, wood effect flooring, single panel radiator and telephone point.

## Sitting Room

16'1" x 11'0"

Double glazed window to the rear aspect, wood effect flooring, double panel radiator, open feature fire and TV point.

## Kitchen/Diner

16'0" max 11'1" min x 16'0"

Double glazed window to the rear aspect, range of wall and base units with worktop over, large 'Belfast' style sink, mixer tap, tiled splash back, space for a electric range cooker with extractor fan over, built in dishwasher, space for an 'American' style fridge/freezer, single panel radiator, wood effect flooring and spot lights.

## Utility Room

7'0" x 4'0"

Double glazed window to the side aspect, space and plumbing for a washing machine and space for a tumble dryer. Leads to Shed Storage.

## Landing

Wood effect flooring, and access to loft. Leads to all Three Bedrooms and Bathroom

## Bedroom One

15'0" x 8'0"

Double glazed window to the front aspect, double fitted wardrobes and wood effect flooring.

## Bedroom Two

12'0" 8'0"

Double glazed window to the front aspect, single fitted wardrobes, single panel radiator and wood effect flooring.

## Bedroom Three

11'0" x 9'0"

Double glazed window to the rear aspect and wood effect flooring.

## Bathroom

Double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin set into a vanity unit, heated towel rail, spot lights and extractor fan.

## Rear Aspect

Enclosed garden to the rear aspect laid mainly to lawn, beds and borders, patio area and courtesy lighting.

## Front Aspect

Gravelled area providing off road parking for two/three vehicles and outside power point.

## Bedroom 4/Playroom

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

## 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 'C' 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

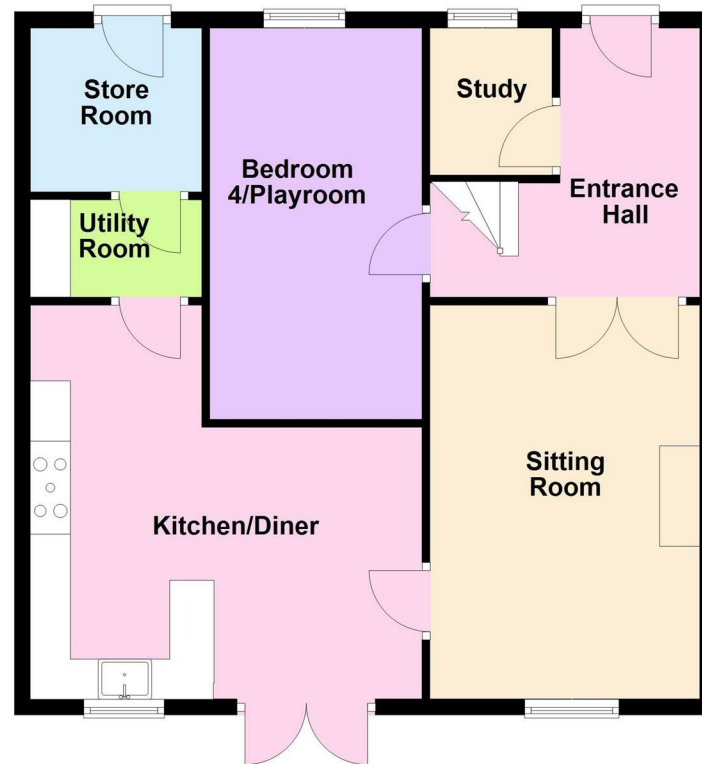


of this or any other property two forms of identification will be required. Further information is available from our office.

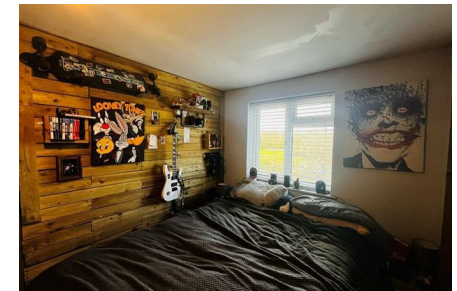
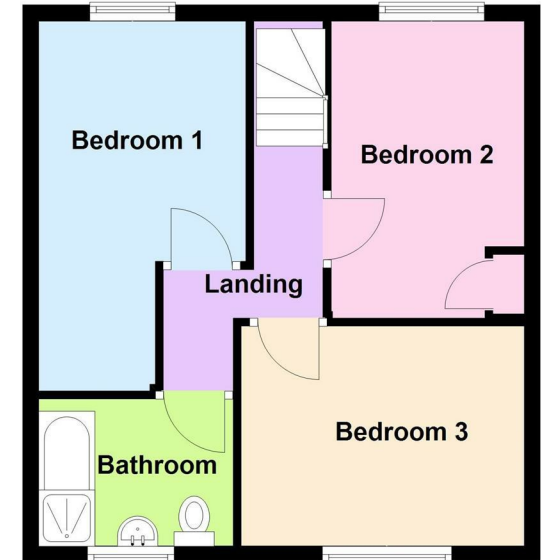
**NB**

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**



Call us on

01386 257180

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

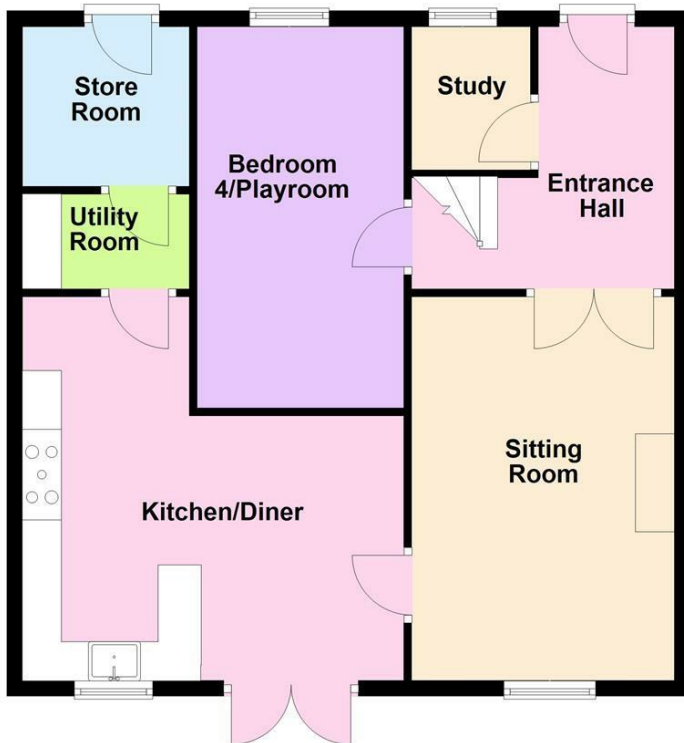
[www.avonestates.net](http://www.avonestates.net)

Council Tax Band

D

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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