

FREEHOLD



Bungalow - Semi Detached

BAN BROOK ROAD, SALFORD PRIORS, EVESHAM, WR11 8XE

Asking Price
£325,000

FEATURES

- Well Presented Semi detached Bungalow
- Two Double Bedrooms
- Outside Study
- Energy Rating = D. Council Tax Band = C
- Village of Salford Priors
- Garage and Off Road Parking
- Kitchen/Breakfast Room



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2 Bedroom Bungalow - Semi Detached located in Evesham

Entrance Hallway

Obscure double glazed door to the front aspect, single panel radiator, wood effect flooring and airing cupboard containing water tank. Leads to the Sitting Room

Sitting Room/Dining Room

20'11" x 11'10"

Double glazed 'French' doors to the rear aspect, wood effect flooring, double panel radiator and gas feature fire place.

Kitchen/Breakfast Room

15'0" x 8'10"

Double glazed window to the rear aspect, double glazed door to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, mixer tap, tiled splash back, built in dishwasher, built in fridge, space for a small worktop freezer, space and plumbing for a washing machine, space for a range cooker, wall mounted boiler, tiled flooring and double panel radiator.

Bedroom One

13'10" x 11'11"

Double glazed window to the front aspect, range of fitted wardrobes and fitted carpet.

Bedroom Two

10'0" x 8'0"

Double glazed window to the front aspect, range of fitted wardrobes, single panel radiator and fitted carpet.

Shower Room

Obscure double glazed window to the side aspect, double walk in shower, low level w/c, wash hand basin set into a vanity unit, heated towel rail and extractor fan.

Rear Aspect

Enclosed rear garden laid to 'Astro' turf, beds and borders, shed and views over open fields.

Outside Study

11'0" x 7'0"

Double glazed window to the side aspect, double glazed window to the front aspect, double glazed door to the front aspect, power and lighting. Door leading to the lobby.

Lobby

7'0" x 4'0"

Double glazed door to the side aspect, power and lighting.

Front Aspect

Block paved drive providing off road parking for two vehicles.

Carport

23'0" x 9'0"

Double doors parking in front.

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



Call us on

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Council Tax Band

D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D	62		
(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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