

BRETFORTON VILLAGE



House - Semi-Detached

COLDICOTTS CLOSE, BRETFORTON, EVESHAM, WR11 7HT

Asking Price

£249,950

FEATURES

- SALE AGREED Semi - Detached Home in Bretforton Village
- Two Double Bedrooms
- Extended Family Kitchen/Diner
- Corner Plot in a Cul-de-Sac Location
- Communal Parking
- Energy Performance Rating = D
- Council Tax Band = C



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2 Bedroom House - Semi-Detached located in Evesham

Hall

Obscure double glazed door to the front aspect, single panel radiator, storage cupboard, fitted carpet, telephone point and stairs leading to the first floor.

Sitting Room

10'9" x 10'1"

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

Family Room

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, fitted carpet, double panel radiator, feature fireplace, TV point. Leads to the Kitchen.

Kitchen

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for an electric cooker with filter hood over, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a fridge/freezer, spot lights and tiled flooring.

Cloakroom

Obscure double glazed window to the side aspect and low level w/c.

Dining Room

20'2" x 8'1"

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

Landing

Double glazed window to the front aspect, fitted carpet, airing cupboard housing wall mounted boiler and access to loft. Leads to Both Bedrooms and Shower Room

Bedroom One

11'3" x 11'0"

Double glazed window to the side aspect, single fitted wardrobe, double panel radiator and fitted carpet.

Bedroom Two

12'6" x 10'9"

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

Shower Room

Obscure double glazed window to the side aspect, white three piece suite comprising of double shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, wall mounted electric heater and single panel radiator.

Front Aspect

Rear Aspect

Well established enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting, outside cold water tap, shed and greenhouse.

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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www.avonestates.net

Council Tax Band = C

Energy Rating = D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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