

SEMI DETACHED FAMILY HOME



House - Semi-Detached (EPC Rating: C)

**DIGBY ROAD, EVESHAM, WR11 1BW**

Asking Price

**£289,950**



# 3 Bedroom House - Semi-Detached located in Evesham

An opportunity to own a well presented three bedroom home situated in Evesham close to local amenities and schools. The accommodation briefly comprises of entrance hallway, downstairs shower room, sitting room, kitchen/diner, utility, three bedrooms and family bathroom.

Externally, the property features a nice size enclosed rear garden with a lawn and patio area. To the front of the property where you will find a off road parking and half garage suitable for storage.

Energy Performance Rating = C. Council Tax Band = C

## Entrance Hall

Obscure double glazed front door, double panel radiator, oak flooring, and stairs leading to the first floor.

## Downstairs Shower Room

Obscure double glazed window to the rear aspect, dual flush low level /c, wash hand basin set into a vanity unit, fully tiled and heated towel rail.

## Sitting Room

14'5" x 12'0"

Double glazed window to the front aspect, TV point, modern upright radiator, fitted carpet and spot lights. Leads to the Kitchen/Diner

## Kitchen/Diner

20'3" x 14'9"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in electric oven, built in dishwasher, built in fridge, understairs storage cupboard and double panel radiator.

## Utility Room

Space and plumbing for a washing machine, double panel radiator, spot lights and tiled flooring.

## Landing

Access to a part boarded loft via a ladder, fitted carpet, spot lights and airing cupboard with slatted shelving. Leads to all Three Bedrooms and Bathroom

## Bedroom One

12'3" x 8'2"

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

## Bedroom Two

9'7" x 8'11"

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

## Bedroom Three

10'0" x 6'4"

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

## Bathroom

Obscure 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, tiled splash back, heated towel rail and spot light.

## Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, decked area and shed.

## Half Garage

With electric up and over door, wall mounted boiler, space for a freezer and storage space.

## 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

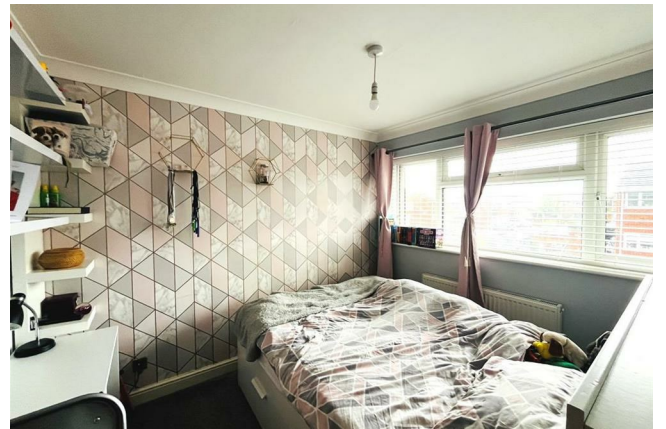
## Anti Money Laundering

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**

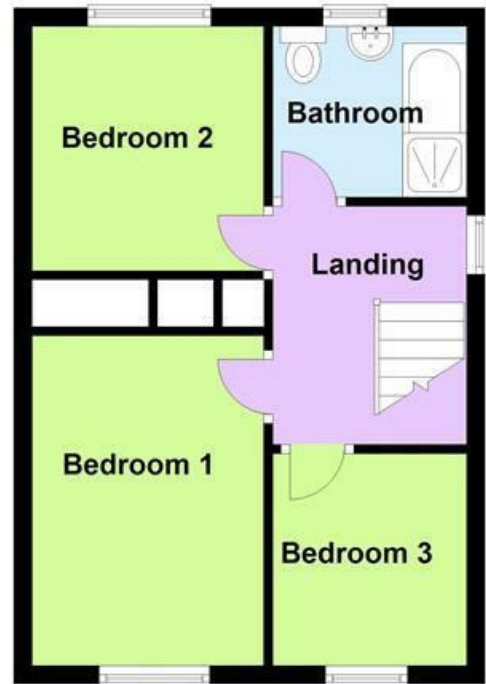
Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of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



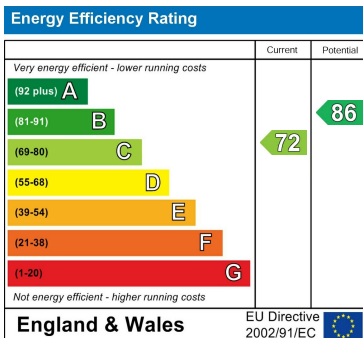
### First Floor



Council Tax Band

**C**

Energy Performance Graph



Call us on

**01386 257180**

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

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

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.