

EXQUISITE FAMILY HOME



House - Detached

# TAYLOR GARDENS EVESHAM WR11 2BD

Asking Price

## £395,000

### FEATURES

- Detached
- High Specification
- Utility Room
- Ensuite
- Off Road Parking For Three Cars
- Four Bedrooms
- Owned Solar Panels
- Downstairs WC
- Garage
- Council Tax Band - E Energy Performance Rating - B



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hallway

Obscure double glazed front door, single panel radiator, understairs storage cupboard, wood effect flooring and stairs leading to the first floor. Leads to the W/C, Sitting Room and Kitchen/Diner

## Downstairs W/C

Obscure double glazed window to the front aspect, dual flush w/c, pedestal wash hand basin, tiled splash back, wood effect flooring and single panel radiator.

## Sitting Room

15'6" x 11'3"

Double glazed window to the front aspect, double panel radiator and wood effect flooring.

## Kitchen/Diner

14'8" x 12'2"

Double glazed 'French' doors to the rear aspect, range of modern 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 double electric oven, built in dishwasher, built in fridge/freezer, double panel radiator, spot lights and wood effect flooring.

## Utility

9'2" x 3'3"

Range of wall and base units with worktop over, space and plumbing for a washing machine, space for a tumble dryer, double panel radiator, wood effect flooring and cupboard housing wall mounted boiler.

## Landing

Double glazed window to the side aspect, access to loft, fitted carpet and airing cupboard. Leads to all Bedrooms and Bathroom.

## Bedroom One

11'2" x 8'6"

Double glazed window to the rear aspect, double fitted wardrobe with full length mirrored doors, single panel radiator and fitted carpet. Leads to the En-Suite.

## En-Suite

Obscure double glazed window to the side aspect, double shower cubicle, dual flush w/c, pedestal wash hand basin, tiled splash back, double panel radiator, extractor fan and spot lights.

## Bedroom Two

10'4" x 9'3"

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

## Bedroom Three

11'4" x 7'6"

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

## Bedroom Four

9'3" x 6'8"

Double glazed window to the rear aspect, single panel radiator and wood effect flooring.

## Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower fitting over, dual flush w/c, pedestal wash hand basin, tiled splash back, heated towel rail, spot lights, shaver point and extractor fan.

## Rear Aspect

Enclosed rear garden laid mainly to lawn, raised beds with seating, patio area, side gated access and courtesy lighting.

## Front Aspect

Lawn, beds and borders, courtesy lighting and drive providing off road parking for three vehicles.

## Garage

Double doors and lighting.



### 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 'E' 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



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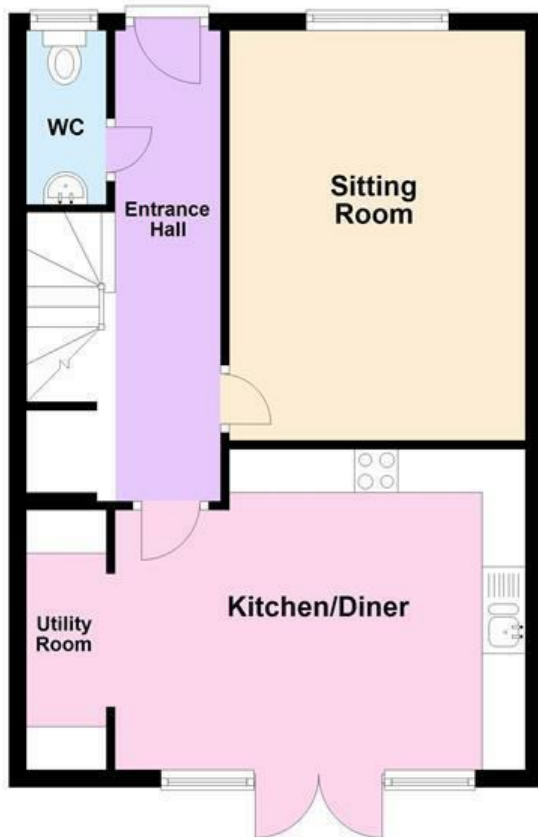
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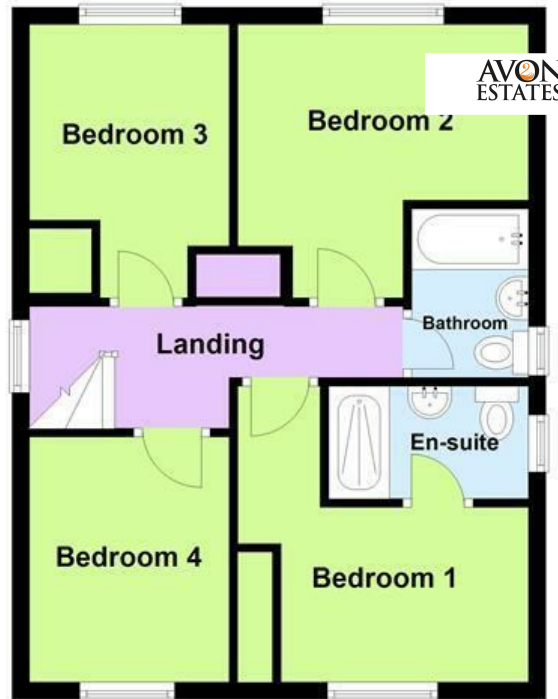
Council Tax Band = E

Energy Rating = B

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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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