

DETACHED BUNGALOW



Bungalow - Detached

SOLENT PLACE EVESHAM WORCS WR11 3FB

Asking Price

£307,000

FEATURES

- *SALE AGREED * Cotswold Rise
- Two Bedrooms
- No Onward Chain
- Council Tax Band = D & Energy Rating = C
- Detached Bungalow
- Sitting/Dining Room
- Garage and Off Road Parking



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2 Bedroom Bungalow - Detached located in Evesham

ENTRANCE HALLWAY

Single panel radiator. Leads to the Sitting/Dining Room

SITTING AREA

18'7" x 11'3"

Double glazed bay window to the front aspect, TV point, telephone point, two double panel radiators, feature fireplace and fitted carpets. Opens to the Dining Area.

DINING AREA

8'6" x 7'2"''''''

Double glazed window to the side aspect double glazed door to the side aspect single panel radiator and fitted carpets.

KITCHEN

9'9" x 7'4"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, built in gas hob with extractor over, built in electric oven, space and plumbing for a washing machine, space for a fridge and space for freezer.

INNER HALLWAY

Loft access and airing cupboard. Doors to Bedrooms and Bathroom.

BEDROOM ONE

12'1" x 9'8"

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

BEDROOM TWO

9'0" x 7'8"

Double glazed window and door to the rear aspect, single panel radiator and fitted carpets.

BATHROOM

Obscure double glazed window to the side aspect, three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin and single panel radiator.

REAR GARDEN

An enclosed low maintenance garden laid to gravel suitable for pots, beds and borders and paved seating area and summer house.

FRONT ASPECT

Block paved, gated pedestrian access and driveway providing off road parking. Leads to the Garage

GARAGE

18'2" x 8'8"

With up and over door power and lighting.

TENURE

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 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

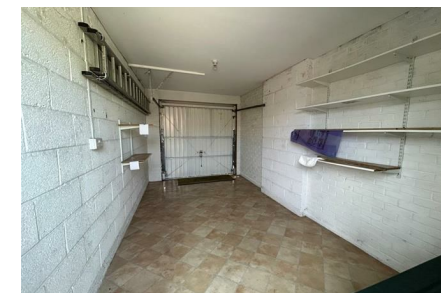
ANTI MONEY LAUNDERING

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



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