

MODERNISED DETACHED  
PROPERTY



House - Detached

# SCHOOL ROAD, HAMPTON, EVESHAM, WR11 2PW

Asking Price

## £220,000

### FEATURES

- Detached Property
- Newly Fitted Kitchen
- Off Road Parking
- Corner Plot
- Energy Performance Rating - D
- Two Bedrooms
- Modernised
- Enclosed Garden
- Council Tax Band - B



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# 2 Bedroom House - Detached located in Evesham

## Entrance Hall

Wooden entrance door opens to the hall with fitted carpet, open doorway to the Kitchen and door to Sitting Room.

## Kitchen/Diner

10'9" x 9'2"

Double glazed window to the front and rear aspect, newly fitted range of wall and base units with work surface over, tiled splashback, integrated 4 ring gas hob, single electric oven and extractor hood over. Space for washing machine, fridge freezer and tumble dryer. Vertical radiator and newly fitted 'Amtico' flooring.

## Sitting Room

11'10" x 10'9"

Double glazed window to the front aspect, TV point, exposed ceiling timbers, open style fire with a brick built surround and panelled radiator.

## Downstairs Bathroom

Three piece white suite comprising of a low level WC, pedestal wash hand basin with tiled splashback and a panelled bath with shower over. Vertical radiator, tiled flooring and a window to the rear that is currently covered by the outside store.

## Hallway

Double glazed window to the front, panelled radiator, stairs to the first floor and a door leading to the bathroom.

## Landing

Double glazed window to the rear aspect, fitted carpet and doors leading to Bedroom One and Bedroom Two.

## Bedroom One

13'0" x 10'9"

Double glazed window to the front aspect, double panelled radiator, loft access and fitted carpet.

## Bedroom Two

7'7" x 7'2"

Double glazed window to the front aspect, single panel radiator, fitted carpet, airing cupboard with shelving and wall mounted gas combination boiler.

## Front Garden

Enclosed front garden with laid to lawn, mature hedging, pathway to side gated access, gated access to main road, flower beds, decked area and a shed.

## Rear Aspect

Off road parking for two vehicles, side gated access to the front. There is a Timber shed which runs across the rear of the house.

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

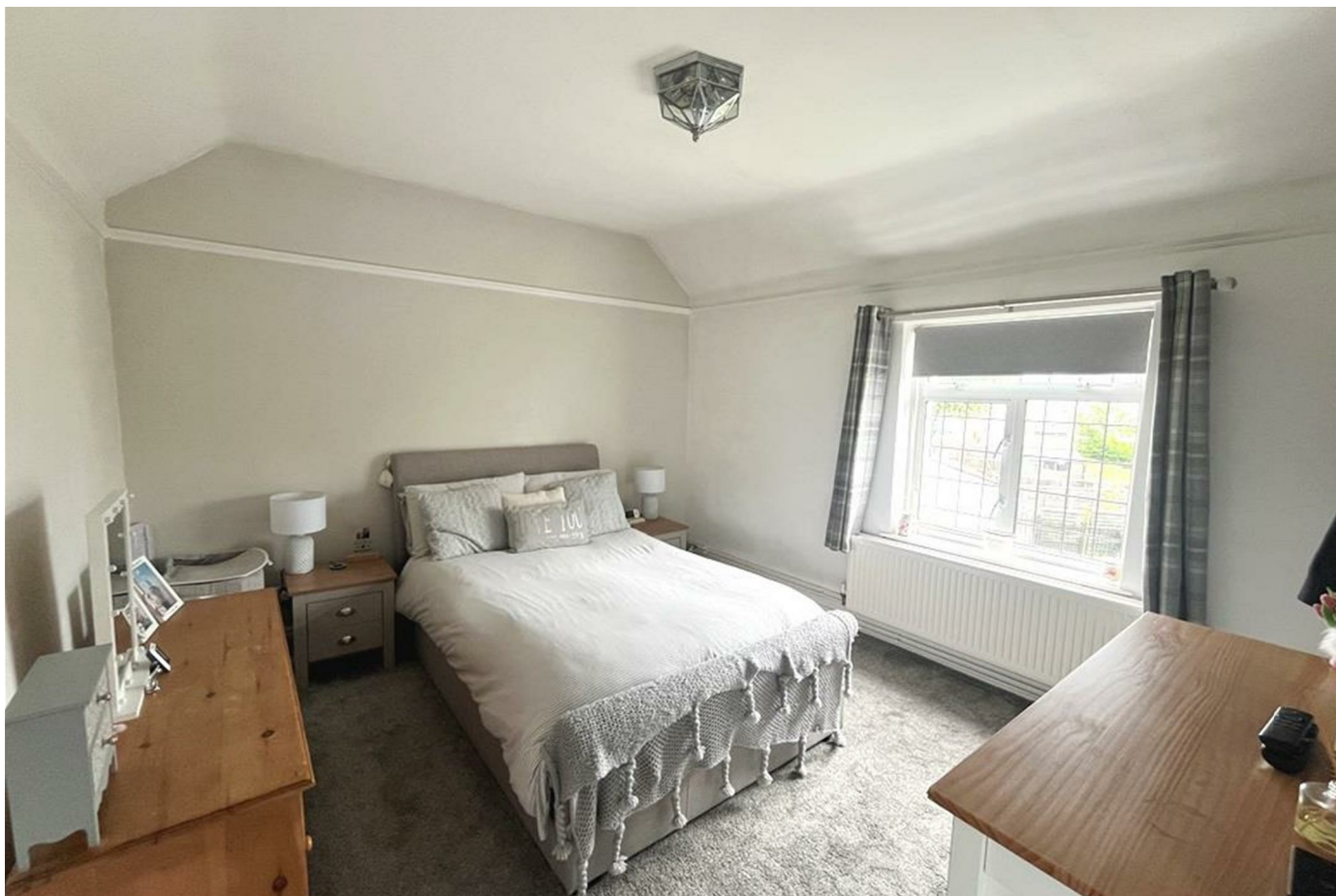
## Anti Money Laundering

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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Council Tax Band

D

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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