

THREE DOUBLE
BEDROOMS



House - Link Detached

MALTHOUSE MILL THE GREEN, ROUS LENCH, EVESHAM, WR11 4UN

Offers Over

£345,000

FEATURES

- Characterful Property
- Exposed Beams
- Off Road Parking
- Conservation Area
- Energy Performance Rating - TBC
- Three Double Bedrooms
- Three Reception Rooms
- Grade II Listed
- Courtyard Garden
- Council Tax Band - C



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3 Bedroom House - Link Detached located in Evesham

Entrance Hall

Wooden door with glazed panel to front aspect, storage cupboard and leads to Sitting Room and Kitchen.

Kitchen

10'1" x 8'4"

Integrated kitchen with fridge, freezer and dishwasher. Window to the front aspect, range of wall and base units with work surface over, 'Belfast' style sink, mixer taps, tiled splash back, electric oven and gas hob with filter hood.

Sitting Room

14'3" x 11'1"

Two windows to the side aspect, Multi Fuel Burner, TV point, single panel radiator, exposed beams, spotlights, wood effect flooring and stairs leading to the first floor. Leads to Dining Room.

Dining Room

10'4" x 8'11"

Window to side aspect, fitted carpets, built in bookcase and single panel radiator. Leads to Shower Room, Third Reception room and Utility Area.

Shower Room

Dual flush WC, corner shower, pedestal wash hand basin in vanity, vinyl flooring and spotlights.

Third Reception Room

Door to the side aspect, new carpets and stairs leading to Bedroom Three. Leads to Utility Room.

Utility Room

Window to the side aspect, worktop, plumbing for a washing machine, single radiator, extractor fan and tiled floor.

Landing

Window to the side aspect, 'Velux' style roof light, fitted carpet and leads to Bedroom One, Bedroom Two and Bathroom.

Bathroom

'Velux' window to the side aspect, 'Monsoon' mixer shower with body jets, a three piece white suite comprising of standard bath with mixer tap, low level WC and pedestal wash hand basin. Exposed Timber beams, heated towel rail and tiled flooring.

Bedroom One

16'2" x 11'3"

'Velux' style window to the side aspect, window to the side aspect, T.V Point, radiator, exposed beams and fitted carpet.

Bedroom Two

16'2" x 8'10"

'Velux' style window to the side aspects, exposed beams and fitted carpet.

Bedroom Three

13'5" x 8'8"

'Velux' style window to the side aspect, window to the side aspect, single radiator and new fitted carpet.

Front Aspect

'London Cobble' paving providing ample off road parking with space for pots, courtesy lighting. Leads to front door.

Rear Aspect

Slabbed patio area, space for pots, 'Astro Turf', courtesy lighting, outside cold water tap, outside power socket and shed.

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.



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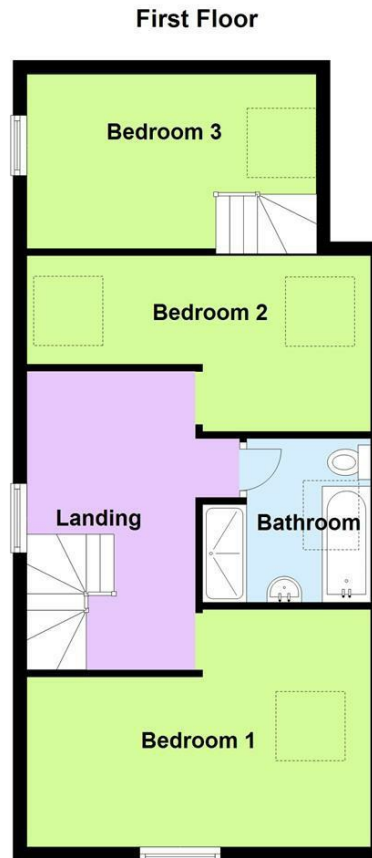
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Council Tax Band = C

Energy Rating = Exempt



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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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