

VIEWS OVER RIVER
AVON



House - Townhouse

MONKS WALK, EVESHAM, WORCS, WR11 4SL

Asking Price

£249,950

FEATURES

- Three Storey Town House
- Stunning River Views
- Car Port
- Close To Town Centre
- Three Bedrooms
- Spacious Sitting Room
- Council Tax Band - D
- Energy Performance Rating - TBC



AVON
ESTATES

3 Bedroom House - Townhouse located in Evesham

Entrance Hall/Study Area

7'6" x 10'7"

Obscure door to front aspect, door to front aspect to Car Port, obscure window to rear aspect, double panel radiator, tiled floor, stairs to first floor and leads to Car Port.

Car Port

13'9" x 11'3"

First Landing

Radiator, telephone point, stairs to first floor leading to the Kitchen and Sitting Room.

Sitting Room

14'4" x 11'3"

Wooden sealed unit window to front aspect, telephone point, double panel radiator

Kitchen

7'6" x 11'9"

Wooden sealed unit window to rear aspect with views of the river, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and splashback. Spotlights, filter hood, built in Gas hob, built in Electric oven and built in fridge and freezer.

Second Landing

Radiator, stairs to second floor, leads to Bedroom One, Bedroom Three and Bathroom.

Bedroom One

10'6" x 11'3"

Double glazed wooden sealed unit window to front aspect, fitted double walk in wardrobes and single panel radiator.

Bedroom Three

7'7" x 11'5"

Double glazed wooden sealed unit window to the rear aspect with river views, single panel radiator and wood effect flooring.

Shower Room

Three piece white suite comprising of low level WC, wash hand basin in vanity unit and separate shower cubicle. Spotlights, shaver point, heated towel rail and extractor fan.

Third Landing

Fitted carpet, airing cupboard with slatted shelving, leads to Bedroom Two and Bathroom.

Bedroom Two

14'4" x 9'0"

Double glazed wooden sealed unit window to front aspect, single panel radiator and wood effect flooring.

Bathroom

Radiator, wash hand basin set into a vanity unit, extractor fan, dual flush WC, bath with 'Rainfall' shower over and shaver point.

Share Of Freehold.

We understand the property is for sale 'Share Of Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Maintenance charge is £1,200 annually.

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

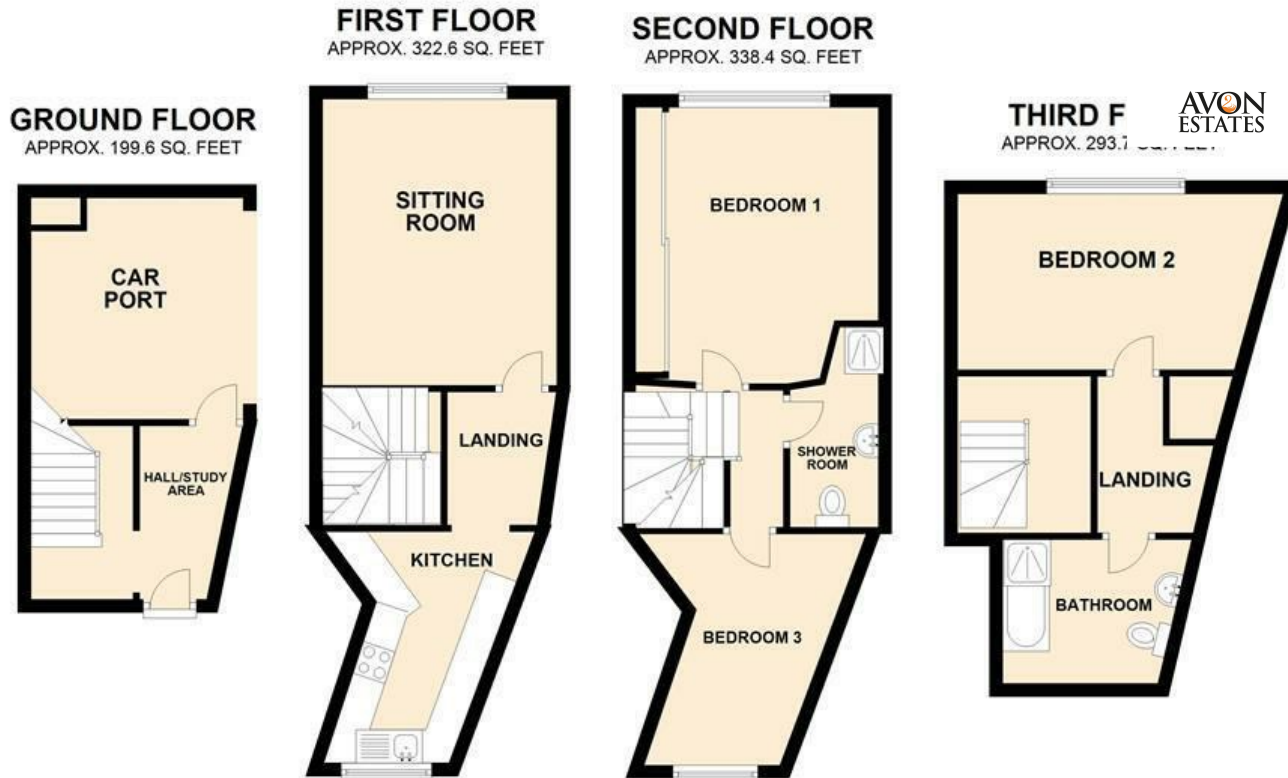
01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = D

Energy Rating = TBC



TOTAL AREA: APPROX. 1154.3 SQ. FEET

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.

