

NO ONWARD CHAIN



House - Terraced

CHURCH ROAD, HAMPTON, EVESHAM, WR11 2NE

Asking Price

£275,000

FEATURES

- Two Good Sized Bedrooms
- Two Reception Rooms
- Garage and Off Road Parking
- Council Tax Band = B .
- Spacious Shower Room
- Gardens to Front and Rear
- Double Glazing & Gas Central Heating
- No Onward Chain



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2 Bedroom House - Terraced located in Evesham

Entrance Hallway

Obscure double glazed door, single panel radiator, under stairs storage cupboard, fitted carpet and stairs leading to the first floor.

Sitting Room

12'1" x 9'9"

Double glazed window to the front aspect, fitted carpet, double panel radiator and feature fireplace.

Dining Room

11'3" x 12'4"

Double glazed window to the rear aspect, telephone point, double panel radiator, feature fireplace and tiled floor.

Kitchen

28'9" x 6'2"

Double glazed door to the side aspect, double glazed window to the side aspect, sink, drainer, mixer tap, built in double electric oven, induction hob, space and plumbing for a washing machine, space for a fridge/freezer, double panel radiator and fitted carpet.

Landing

Fitted carpet and access via a ladder to a part boarded loft with lighting. Leads to Both Bedrooms and Shower Room

Bedroom One

17'9" x 9'9"

Two double glazed windows to the front aspect, fitted wardrobes, double panel radiator, telephone point, fitted carpet and feature fireplace.

Bedroom Two

11'9" x 9'8"

Double glazed window to the rear aspect, double panel radiator, fitted carpet and feature fireplace.

Shower Room

Obscure double glazed window to the rear aspect, shower cubicle, dual flush low level w/c, wash hand basin set into a vanity unit, heated towel rail, vinyl flooring and extractor fan.

Rear Aspect

Patio area, courtesy lighting and outside cold water tap. Off road parking for two vehicles. Leads to the Garage.

Front Aspect

Beds and borders.

Garage

With up and over door, window to the side aspect and work bench.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Private right of way for cars and pedestrians

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



Call us on

01386 257180

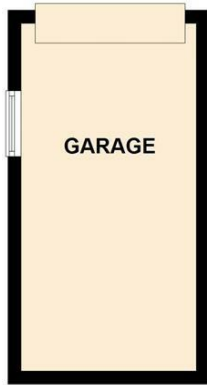
sales@avonestates.net

www.avonestates.net

Council Tax Band = B

Energy Rating = D

GROUND FLOOR
APPROX. 584.3 SQ. FEET



FIRST FLOOR
APPROX. 356.9 SQ. FEET



TOTAL AREA: APPROX. 941.2 SQ. FEET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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