

IMMACULATELY  
PRESENTED



House - Detached

# CARTWRIGHT WAY, EVESHAM, WR11 2RS

Asking Price  
**£445,000**

## FEATURES

- Immaculately Presented
- Four Double Bedrooms
- Garage
- Enclosed Garden
- Energy Performance Rating - B
- Master Bedroom With Ensuite
- Family Room
- Off Road Parking
- Council Tax Band - F



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hall

Obscure double glazed front door, double panel radiator, grey wood effect flooring, under stair storage cupboard and stairs leading to the first floor. Leads to W/C, Kitchen. Family Room and Living Room.

## Downstairs WC

Dual flush low level WC, wash hand basin, extractor fan, heated chrome towel rail, half tiled walls and grey wood effect flooring.

## Living Room

11'6" x 15'6"

Double glazed windows to the rear aspect, double glazed 'French' doors to the rear aspect, telephone point, TV point, two double panel radiators and fitted carpet. Leads to Dining Room.

## Dining Room

10'0" x 11'6"

Double glazed 'French' doors to rear aspect, double glazed windows to rear aspect, two 'Velux' windows, double panel radiator, TV point and grey wood effect flooring.

## Kitchen

8'7" x 12'1"

Double glazed window to front aspect, double panel radiator, grey wood effect flooring, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and upstand splashback. Extractor fan, built in 'Bosch' induction hob, built in 'Bosch' double electric oven, built in dishwasher and a built in fridge freezer.

## Family Room

10'6" x 11'5"

Grey wood effect flooring, double panel radiator and UPVC double glazed window to front aspect.

## Utility Area

Double glazed door to side aspect, grey wood effect flooring, work surface over single base unit, up stand splashback, space for washing machine, space for tumble dryer, single panel radiator and cupboard containing wall mounted boiler.

## Landing

Double glazed window to side aspect, loft access with light, fitted carpet and airing cupboard with slatted shelving.

## Master Bedroom

18'6" max x 11'6"

Double glazed window to rear aspect, double fitted wardrobes with full length mirrored sliding doors, double panel radiator, TV point, fitted carpet and leads to En-suite.

## Ensuite

Fully tiled en-suite comprising of double shower cubicle with thermostatic shower, extractor fan, dual flush low level WC, pedestal wash hand basin, heated chrome towel rail, wall mounted vanity unit and tile effect flooring.

## Bedroom Two

10'1" x 11'1"

Double glazed window to rear and side aspect, TV point and fitted carpets.

## Bedroom Three

11'5" x 8'8"

Double glazed window to front aspect, double fitted wardrobes with full length mirrored sliding door, double panel radiator and fitted carpet.

## Bedroom Four

10'9" x 8'5"

Double glazed window to front aspect, double panel radiator and fitted carpets.

## Bathroom

Obscure double glazed window to front aspect, white three piece suite comprising of bath with fully tiled wall behind and thermostatic shower over, low level WC, pedestal wash hand basin with splash back, heated chrome towel rail and tile effect flooring. The remaining walls are half tiled.

## Front Aspect

Drive leading to the garage and providing off road parking in front, side gated access to the rear of the property, lawn and beds and borders.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio area and side gated access.

## Garage

Up and over door, space for vehicles, power, lighting and parking in front of garage for up to 3 vehicles.

### 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 'F' 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

**B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(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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