

THREE BEDROOMS



House - Terraced

HARVEY ROAD, EVESHAM, WR11 3BQ

Asking Price
£250,000

FEATURES

- No Onward Chain
- Mid Terrace
- Garage
- Council Tax Band = C
- Three Bedrooms
- Close to Bengeworth Academy
- Off Road Parking
- Energy Rating = C



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3 Bedroom House - Terraced located in Evesham

Entrance Hall

Obscure double glazed front door and tiled flooring. Leads to Garage, Lounge/diner and Kitchen

Lounge/Diner

28'8" x 17'1"

Double glazed window to the front aspect, double glazed Bi-Fold doors to the rear aspect leading to the garden, TV point, fitted carpet, two double panel radiators, storage cupboard under the stairs and stairs leading to the first floor. Opens to the Kitchen

Kitchen

15'2" x 8'1"

Double glazed window to the rear aspect, 'Velux' rooflight, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, space and plumbing for a washing machine, built in dishwasher, built in fridge/freezer and double panel radiator.

Landing

Access to loft. Leads to all Three Bedrooms and Bathroom

Bedroom One

10'11" x 10'11"

Double glazed window to the rear aspect, single panel radiator, TV point and fitted carpet.

Bedroom Two

11'8" x 10'11"

Double glazed window to the front aspect, single panel radiator, TV point and fitted carpet.

Bedroom Three

8'5" x 8'5"

Double glazed window to the front aspect, single panel radiator and fitted carpet.

Shower Room

Obscure double glazed window to the rear aspect, corner shower cubicle, dual flush low level w/c, wash hand basin, tiled splash back, heated towel rail, spot lights and extractor fan.

Rear Aspect

Enclosed slabbed rear garden with gravel area and rear gated access.

Front Aspect

Block paved driveway providing off road parking and leading to the garage with path leading to the front door.

Garage

Folding doors, power and door leading to the entrance hall.

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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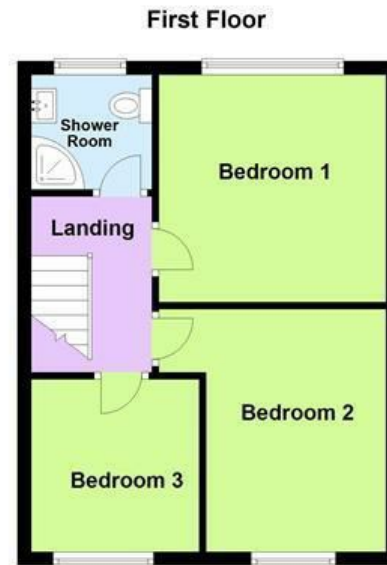
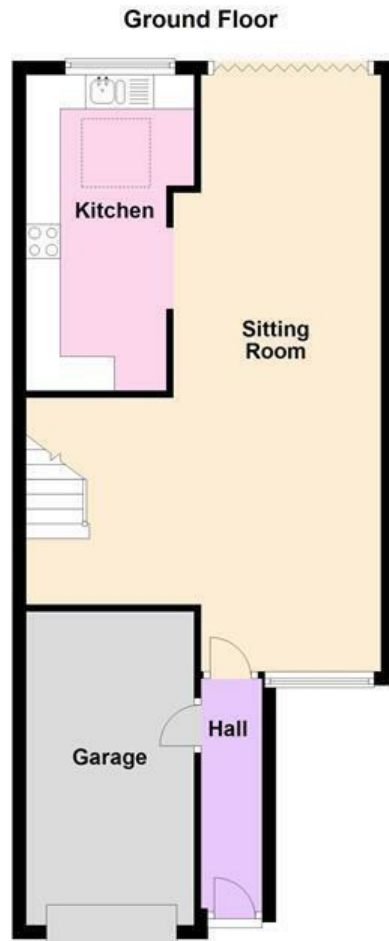
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Council Tax Band

C



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(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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