

STUNNING MODERNISED
PROPERTY



House - Terraced

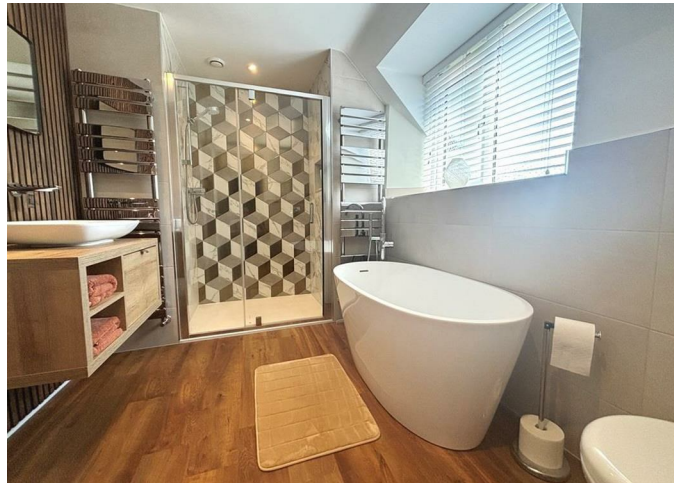
AMERY LODGE FARM, EAST SIDE, NORTH LITTLETON, EVESHAM, WR11 8QY

Asking Price

£410,000

FEATURES

- * New Kitchen Being Installed September 2024*
- Three Bedrooms
- Modern Bathroom
- Garage
- Energy Performance Rating - D
- Modernised Property
- Log Burner
- Off Road Parking
- Two Tiered Kitchen Garden
- Council Tax Band - E



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3 Bedroom House - Located in the village of North Littleton near Evesham.

Entrance Hall

Obscure double glazed door to front aspect, obscure double glazed window to side aspect, single panel radiator, double storage cupboards, stairs to first floor, leads to WC, Sitting Room and Kitchen.

Downstairs WC

Obscure double glazed window to rear aspect, dual flush low level WC, wash hand basin, tiled splash back, single panel radiator and wood effect flooring.

Kitchen/Breakfast Room

15'7" x 10'5"

* New kitchen being fitted in September 2024 *

The kitchen plan cannot be amended, but purchasers will be able to change the colour of the doors only. Current order is dove grey, but purchasers can amend that up until one week before it is ordered on Monday 26th August.

Options are Antique White, Sage Green & Dusk Blue. Kitchen being fitted by Howdens.

The new kitchen will consist of double glazed window to front aspect, double glazed window to side aspect, single panel radiator, Oak island, range of wall and base units with Oak work surface over, 'Belfast' style sink, tiled splash back, spotlights, filter hood, built in dishwasher, built in washing machine, gas Rangemaster cooker and space for 'American' Style fridge/freezer.

Please refer to Kitchen Plan images, please note, these images are for illustration purposes only.

Sitting Room

15'7" x 13'5"

TV point, wood effect flooring, double panel radiator, four wall lights and opens to Dining Room.

Dining Room

14'7" x 10'

Double glazed windows to rear and side aspect, double glazed 'French' doors to rear aspect, double panel radiator, Oak flooring and log burner.

Landing

Fitted carpet, airing cupboard with new Worcester Combi boiler and leads to all Bedrooms and Bathroom.

Bedroom One

15'7" x 10'7"

Double glazed window to the front aspect, double glazed window to the side aspect, fitted double wardrobes, double panel radiator and fitted carpet.

Bedroom Two

13'8" x 9'2"

Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Three

9'2" x 8'2"

Double glazed window to the rear aspect, fitted double wardrobes, double panel radiator, telephone point and fitted carpet.

Bathroom

Obscure double glazed window to front aspect, frame mounted dual flush W/C, deck mounted vessel on vanity unit with wall mounted mixer tap, two chrome heated towel rails, Karndean flooring, freestanding bath and filler, built-in shower enclosure with mixer, spotlights and extractor fan.

Rear Aspect

Enclosed garden, lawn, patio, side gated access, courtesy lighting, cold water tap, shed, greenhouse, two tiered kitchen garden and double power point.

Garage

Double doors, space for one vehicle in front, parking for 2 further vehicles at the property (ie 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

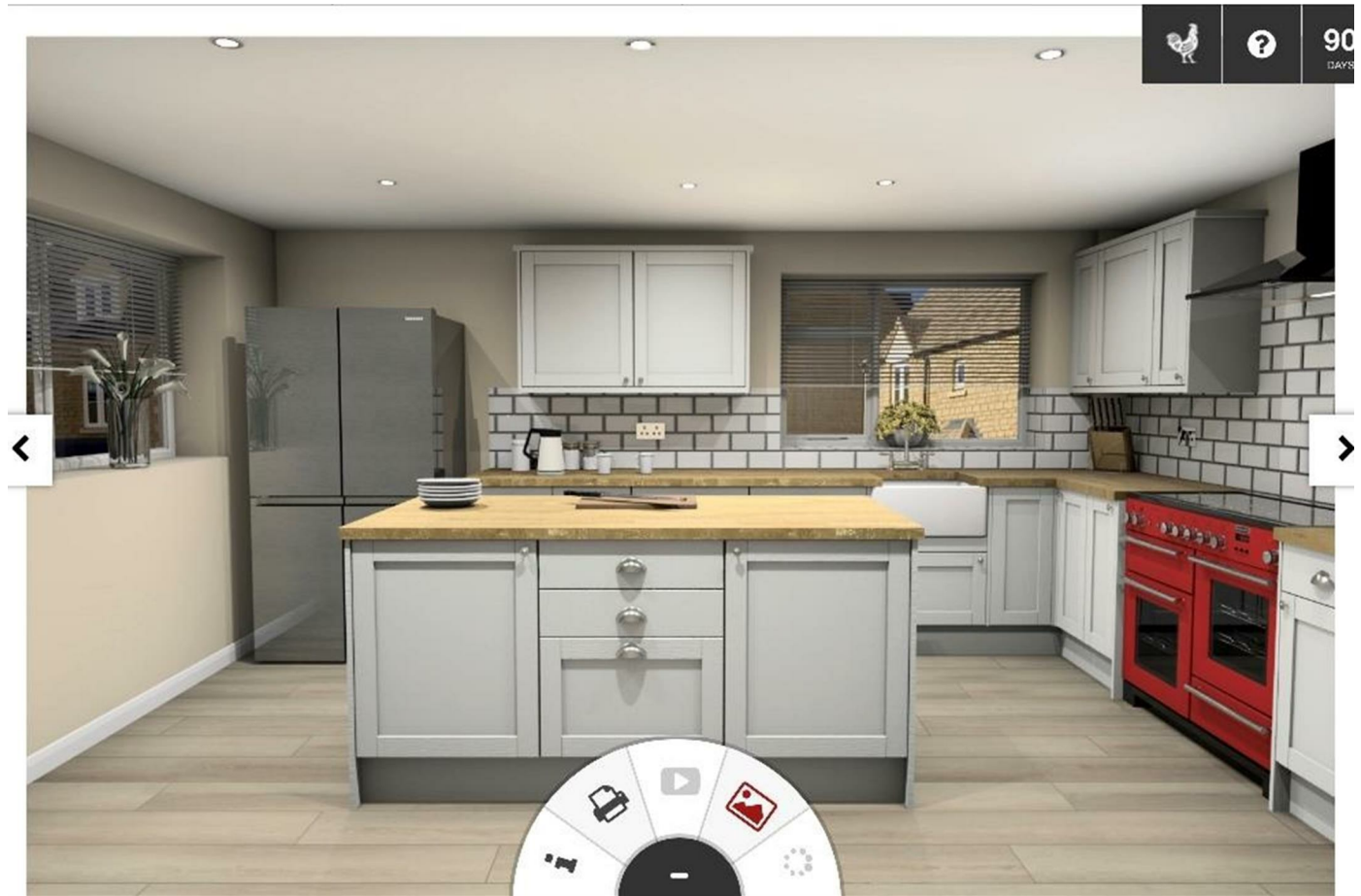
Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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

E

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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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