

NO ONWARD CHAIN



House - Semi-Detached

YPRES WAY, EVESHAM, WR11 2SJ

Asking Price
£330,000

FEATURES

- **** SALE AGREED ***** No Onward Chain *
- Semi Detached House
- Dressing Area
- Utility Area
- Council Tax Band - D
- Three Double Bedrooms
- Three Storey
- Ensuite
- Garage & Off Road Parking
- Energy Performance Rating - B



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3 Bedroom House - Semi-Detached located in Evesham

Entrance Hall

Obscure double glazed front door, single panel radiator, fitted carpet, telephone point, stairs to first floor and leads to Sitting Room.

Sitting Room

11'7" x 16'9"

Double glazed window to front aspect, TV point, telephone point, fitted carpet, single panel radiator and leads to Kitchen/Diner.

Kitchen/Diner

15'5" max x 15'9"

Double glazed window to rear aspect, double glazed 'French' doors to rear aspect, double panel radiator, range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer taps. Extractor fan, spot lights, built in electric hob, built in electric oven, built in dishwasher, built in fridge freezer, cupboard containing wall mounted boiler, 'Karndean' flooring, kitchen island, two 'Keylite' rooflights and opens to Utility Area.

Utility Area

4'8" x 5'4"

'Karndean' flooring, range of wall and base units, double panel radiator, space for washing machine, extractor fan and leads to Downstairs WC.

Downstairs WC

Dual flush low level WC, wash hand basin, tiled splashback, 'Karndean' flooring, single panel radiator and extractor fan.

Landing

Double glazed window to front aspect, fitted carpet, single panel radiator, airing cupboard with tank, stairs to Bedroom One, Dressing Area & Ensuite.
Leads to Bedroom Two, Three & Bathroom.

Bedroom Two

8'6" x 12'4"

Double glazed window to rear aspect, fitted double wardrobes with full length mirrored doors, single panel radiator and fitted carpet.

Bedroom Three

8'8" x 10'

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

Bathroom

Obscure double glazed window to rear aspect, four piece white suite comprising of dual flush WC, pedestal wash hand basin with tiled splashback, standard bath with shower fitting and separate shower cubicle. Heated towel rail, spotlights, shaver point and extractor fan.

Bedroom One

11'8" x 10'4"

Double glazed window to front aspect, fitted double wardrobes with full length mirrored doors, two single panel radiators, loft access, fitted carpet, storage over stairs and opens to dressing area.

Dressing Area

7'2" x 5'6"

Single panel radiator, fitted carpet, 'Keylite' rooflight and leads to Ensuite.

Ensuite

Double shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splash back, spotlights, single panel radiator and 'Keylite' rooflight.

Rear Aspect

Enclosed garden with artificial grass laid to lawn, beds and borders, patio area, side gated access, cold water tap, double power point and pedestrian door to garage.

Front Aspect

Block paved driveway accommodating off road parking for 3 to 4 vehicles, storm porch, slate chipped area and path leading to front door.

Detached Garage

Up and over door, power, lighting and obscure double glazed pedestrian door to side aspect.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Charge of £90 every 6mths for maintenance of any communal area's.

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



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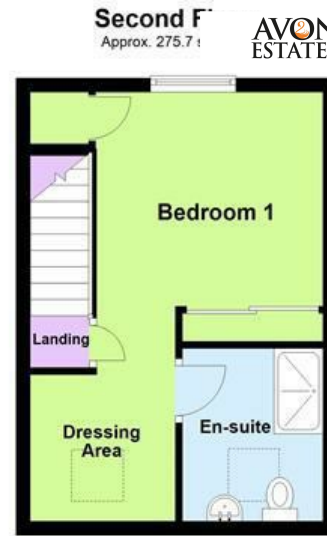
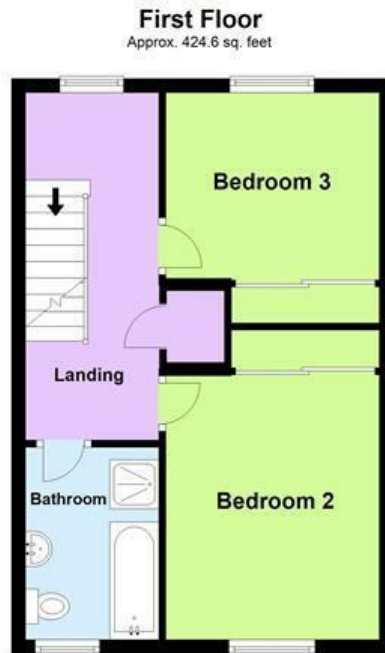
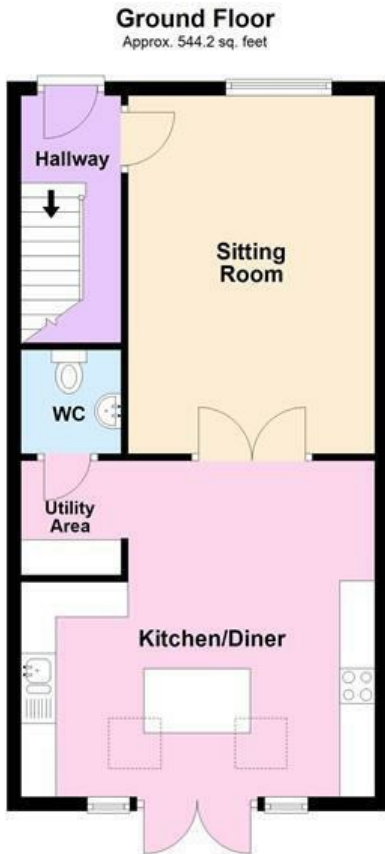
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Council Tax Band - D

Energy Performance Rating - B



Total area: approx. 1244.5 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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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