

House - Semi-Detached

# OAK TREE CLOSE, EVESHAM, WR11 1YN

Asking Price

## £279,950

### FEATURES

- Extended Property
- Four Bedrooms
- Enclosed Garden
- Council Tax Band - C
- Semi Detached
- Large Sitting Room
- Allocated Parking
- Energy Performance Rating - C



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EXTENDED HOME



# 4 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscure double glazed door, double panel radiator, three storage cupboards, tiled floor, stairs to first floor, leads to Sitting Room and Dining Room.

## Downstairs WC

Low level WC, tiled, tiled floor, single panel radiator and extractor fan.

## Sitting Room

12'8" x 18'7"

Double glazed 'French' doors to rear aspect, fitted carpet and two double panel radiators.

## Kitchen

7'8" x 12'1"

Double glazed window to front aspect, tiled floor, range of wall and base units with work surface over, sink, drainer, mixer taps. space and plumbing for a washing machine, space for fridge/freezer and space for a cooker. Leads to Dining Room.

## Dining Room

8'5" x 16'6"

Double glazed window to rear aspect, door to side aspect and two double panel radiators.

## Landing

Double glazed window to front aspect, ladder access to partially boarded loft, fitted carpet and mounted boiler on wall.

## Bedroom One

9'4" x 12'5"

Double glazed window to front aspect, fitted double wardrobe above the stairs, single panel radiator and fitted carpet.

## Bedroom Two

9'4" x 15'8"

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

## Bedroom Three

7'7" x 11'8"

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

## Bedroom Four

8'5" x 10'2"

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

## Bathroom

Obscure double glazed window to front aspect, three piece white suite comprising of dual flush WC, wash hand basin set into a vanity unit and standard bath. Heated towel rail and separate double shower cubicle.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, rear access and a summer house.

## Front Aspect

Allocated parking for one vehicle.

## 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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Council Tax Band + C

Energy Rating = TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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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