

House - Detached

# ALBERT ROAD, EVESHAM, WR11 4JZ

Asking Price  
**£295,000**

## FEATURES

- Traditional Period Detached Family Home
- Three Bedrooms
- Good Sized Rear Garden
- Driveway Providing Off Road Parking
- No Onward Chain
- In Need of Cosmetic Updating
- Town Centre
- Energy Rating = D. Council Tax Band = D



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# 3 Bedroom House - Detached located in Evesham

## Porch

Obscure double glazed front door with obscure double glazed side panel, tiled floor and courtesy lighting.

## Entrance Hallway

Obscure double glazed front door, obscure double glazed window to the front aspect, double panel radiator and wood floor.

## Sitting Room/Dining Room

24'2" x 11'2"

Double glazed bay window to the front aspect, double glazed window to the rear aspect, double glazed window to the side aspect, TV point, fitted carpet, single panel radiator and gas feature fireplace.

## Kitchen/Diner

19'7" x 7'2"

Double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash, back, space for a cooker with extractor over, space and plumbing for a washing machine, space fridge/freezer, vinyl flooring and double panel radiator. Pantry style cupboard with obscure double glazed window.

## Lean To

Glazed door to the side aspect and vinyl flooring.

## Landing

Window to the side aspect, access to a boarded loft and fitted carpet.

## Bedroom One

12'5" x 10'0"

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

## Bedroom Two

11'4" x 10'0"

Double glazed window to the rear aspect, fitted cupboard housing boiler, double panel radiator and fitted carpet.

## Bedroom Three

8'3" x 7'4"

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

## Shower Room

Recently re-fitted shower room comprising of new shower enclosure with splash back board. pedestal wash hand basin and single panel radiator.

## W/C

Obscure double glazed window to the side aspect, dual flush low level w/c and fitted carpet.

## Rear Aspect

Good sized rear garden laid mainly to lawn with established beds and borders, side gated access, courtesy lighting, shed and greenhouse. Car Port and Metal Garage.

## Front Aspect

Beds and borders, gravelled area and driveway providing off road parking.

## 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 '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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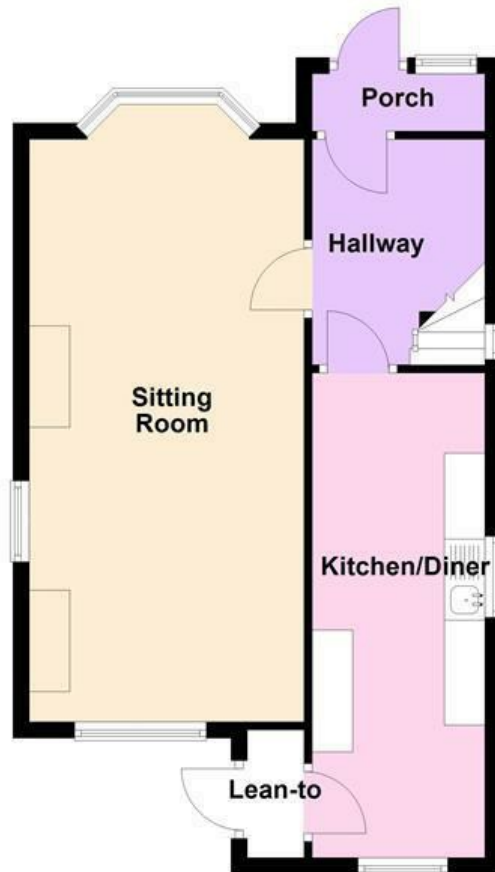
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Council Tax Band - D

Energy Performance Rating - D

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(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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