



LARGE REAR GARDEN

House - Detached

# HIGHER WEIR HARVEY ROAD, EVESHAM, WR11 3BQ

Asking Price

## £415,000

### FEATURES

- **\*\* SALE AGREED \*\***
- Spacious Detached Home
- Attic Room with Potential En-Suite
- Ample Off Road Parking
- Two Reception Rooms
- Three Bedrooms
- Large Rear Garden
- Garage
- Energy Rating = D. Council Tax Band = D



 3
  2
  2
  D

# AVON ESTATES

# 3 Bedroom House - Detached located in Evesham

## Entrance Hallway

Obscure double glazed door to the front aspect, double panel radiator, storage cupboard under the stairs, 'Karndean' flooring and stairs leading to the first floor.

## Sitting Room

19'0" x 10'4"

Double glazed window to the front aspect, double glazed 'French' doors to the rear aspect, TV point, 'Karndean' flooring, two single panel radiators and gas feature fireplace.

## Dining Room

10'0" x 9'4"

Double glazed window to the rear aspect, single panel radiator and 'Karndean' flooring.

## Kitchen/Breakfast Room

15'7" x 9'3"

Double glazed window to the rear aspect, double glazed door leading to the lean to, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with extractor hood over, built in double electric oven, built in dishwasher, built in washing machine, built in tumble dryer, built in fridge/freezer, 'Karndean' flooring and spot lights. Leads to the Lean To.

## Downstairs W/C

Obscure double glazed window to the front aspect, dual flush low level w/c, pedestal wash hand basin, tiled splash back, 'Karndean' flooring and single panel radiator.

## Lean To

9;7" x 5'5"

Obscure double glazed door to the rear aspect.

## Landing

Double glazed window to the front aspect, fitted carpet and airing cupboard with wall mounted boiler. Stairs leading to the Second Floor

## Bedroom One

14'5" x 8'7"

Two double glazed windows to the front aspect, double fitted wardrobes, two single panel radiator, TV point and fitted carpet. Leads to the En-Suite

## En-Suite

Obscure double glazed window to the side aspect, double corner shower cubicle, dual flush

low level w/c, wash hand basin set into a vanity unit, tiled splash back, spot lights, heated towel rail and 'Karndean' flooring.

## Bedroom Two

11'8" x 9'4"

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

## Bedroom Three

9'4" x 8'8"

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

## Bathroom

Obscure double glazed window to the front aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, heated towel rail and 'Karndean' flooring.

## Loft Room

13'6" x 6'7"

Double glazed window to the side aspect, eaves storage, single panel radiator and fitted carpet.

## Potential En-Suite

Obscure double glazed window to the side aspect, shower cubicle, low level w/c and pedestal wash hand basin.

## Rear Aspect

Large enclosed rear garden laid mainly lawn, variety of fruit tree's, under cover patio with lighting, side gated access, courtesy lighting, outside cold water tap and shed.

## Front Aspect

Apple, pear, plum and cherry tree's, courtesy lighting, large storm porch, decked seating area and off road parking for 11 Vehicles.

## Double Garage

16'3" x 15'2"

Double electric roller door, power and lighting.



### 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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Council Tax Band = D

Energy Rating = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	63		
(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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