

IEWS TOWARDS OPEN  
FIELDS



House - Semi-Detached

# MICKLETON ROAD, HONEYBOURNE, EVESHAM, WR11 7PN

Offers Over  
**£300,000**

## FEATURES

- **\*\* SOLD \*\*** - Semi-Detached • Two Bedrooms Cottage
- Dining Room/Conservatory • Well Established Rear Gardens
- Kitchen Garden • Rural Location
- Views Towards Open Fields • Off Road Parking
- Council Tax Band - C • Energy Performance Rating - D



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# 2 Bedroom House - Semi-Detached located in Evesham

## Sitting Room

16'2" x 10'3"

Obscure double glazed door to front aspect, double glazed window to side aspect, wood effect flooring, double panel radiator, gas feature fire, fitted storage cupboard, double glazed 'French' doors leading to Dining Room/Conservatory and stairs to first floor.

## Dining Room/Conservatory

16' max x 13'2"

Double glazed window to side aspect, double glazed window to rear aspect, double glazed 'French' doors to rear aspect, double panel radiator, 3x wall lights and opens to Kitchen.

## Kitchen

8'5" x 9'4"

Range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer taps, tiled splash back, spotlights, filter hood, built in gas hob, built in double electric oven, space for washing machine, space for slimline dishwasher, space for fridge and freezer.

## Landing

Double glazed window to side aspect, fitted carpet, drop latch doors and leads to both Bedrooms and Bathroom.

## Bedroom One

10' x 10'5"

Double glazed window to front aspect with open field views, single panel radiator, telephone point and fitted carpet.

## Bedroom Two

7'9" x 9'5"

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

## Bathroom

Obscure double glazed window to side aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and freestanding bath with shower over. Heated towel rail and airing cupboard housing a wall mounted boiler.

## Front Aspect

Courtesy lighting, storm porch, off road parking for two vehicles and gravelled area for pots and seating.

## Rear Aspect

Well established enclosed garden, defined into different areas. Laid to lawn, beds and borders, decked patio, gravelled area for pots, side gated access, courtesy lighting, cold water tap, large pond, green house, kitchen garden with raised beds, two garden sheds and chicken coop area.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## 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.

## 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

## 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



Call us on

**01386 257180**

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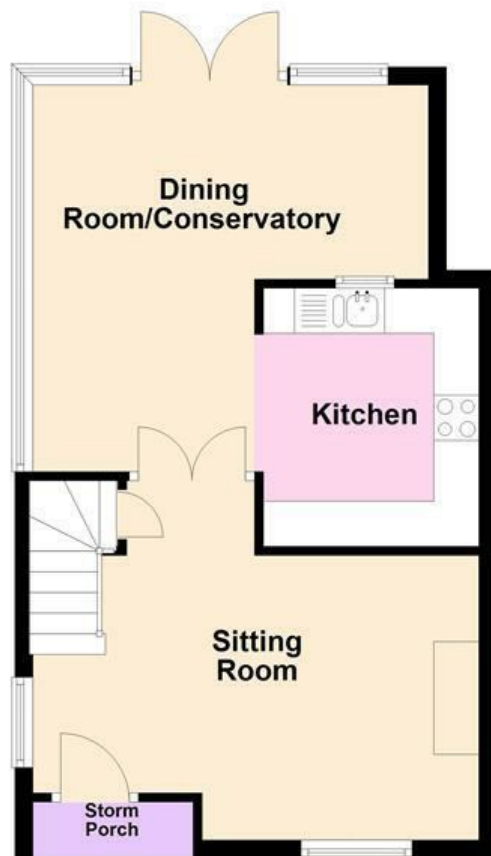
[www.avonestates.net](http://www.avonestates.net)

Council Tax Band - C

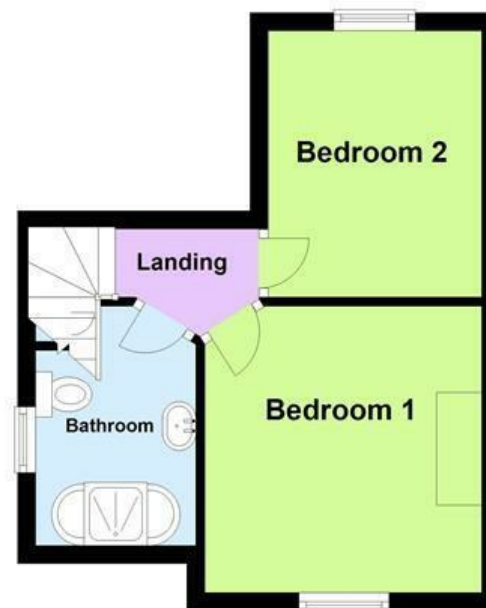
**Energy Performance Rating - D**

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**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>100</b>                 |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>62</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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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