

CLOSE TO TRAIN STATION



House - Terraced

SHEPHERDS POOL, EVESHAM, WR11 4JG

Offers Over
£250,000

FEATURES

- Three Bedrooms
- Family Room Extension
- 'Karndean' Flooring
- Off Road Parking
- Low Maintenance Garden
- 'Ohme' EV Charging Point
- Train Station Less Than Half A Mile Away
- Freehold
- Council Tax Band - C
- Energy Performance Rating - C



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3 Bedroom House - Terraced located in Evesham

Porch

Hallway

UPVC front door with decorative central glass panel, storage cupboard housing gas and electric meters, wooden door with decorative glass panel. Leads to Inner Hall.

Downstairs WC

Low level WC, wash hand basin in vanity with mixer taps and extractor fan.

Kitchen

10'8" max x 7'0" max

Double glazed window to the front aspect, range of wall and base units with work surface over, sink and drainer with mixer taps and splashback. Space for fridge/freezer, space and plumbing for washing machine and dishwasher, space for electric cooker with filter hood over. Wall mounted 'Worcester Bosch' gas boiler and 'Karndean' flooring.

Lounge

18'6" max x 11'1" max

Double glazed window to the rear aspect, understairs storage cupboard, two double panel radiators, 'Karndean' flooring and stairs leading to the first floor. Opens to Family Room Extension.

Family Room

8'9" x 9'4"

Double glazed sliding doors to side aspect, double glazed window to rear aspect, spotlights and fitted carpet.

Landing

Loft access, airing cupboard housing hot water tank and leads to all Bedrooms and Bathroom.

Bedroom One

14'3" max x 8'8"

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

Bedroom Two

12'0" x 8'1"

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

Bedroom Three

7'11" max x 6'10" max

Double glazed window to rear aspect, over stairs storage shelf, single panel radiator and fitted carpet.

Bathroom

Pedestal wash hand basin, low level WC, standard bath with shower over and glass screen. Partly tiled walls, heated towel rail and extractor fan.

Garden

Enclosed low maintenance rear garden, laid to patio, rubber chipped play area, shed, pedestrian rear access, courtesy lighting and power.

Front Aspect

A block paved drive providing off road parking for two vehicles in tandem, courtesy lighting,

Situation Evesham

Evesham railway station, less than half a mile away, providing effective commuting options with direct train links into Oxford, London Paddington, Worcester and Hereford, making this residence an ideal choice for commuters too.

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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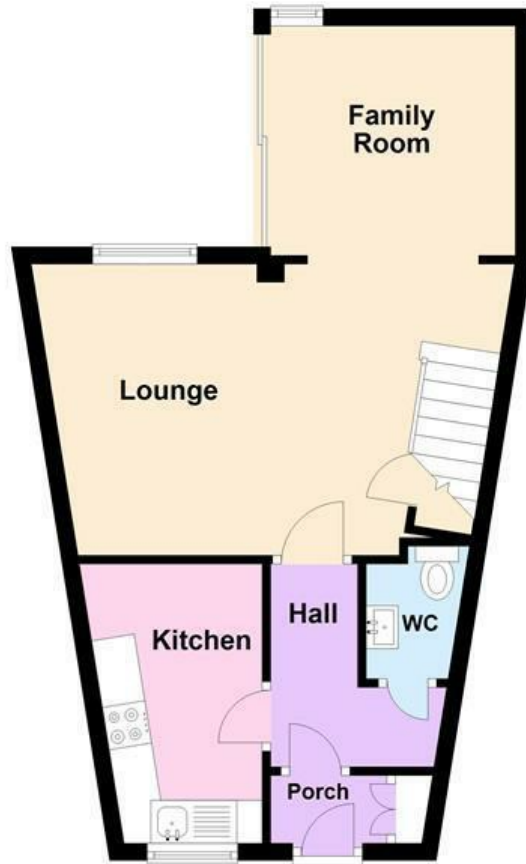
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Council Tax Band - C

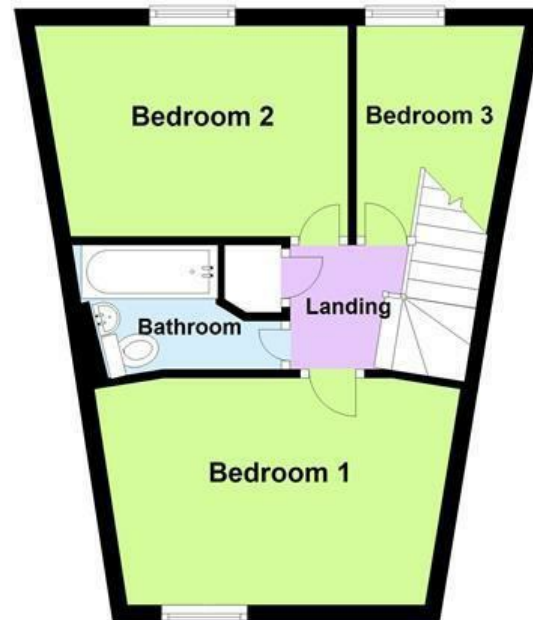
Energy Performance Rating - C

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(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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