

VILLAGE LOCATION



Bungalow - Detached

APRILS END, ATCH LENCH ROAD, CHURCH LENCH, EVESHAM, WR11 4UG

Asking Price
£570,000

FEATURES

- Well Established Bungalow
- Two Double Bedrooms
- Large Ensuite Off The Master
- Reading Room
- Dressing Area
- Utility Room & Pantry
- Conservatory
- Car Port & Double Garage
- Council Tax Band -E
- Energy Performance Rating - D



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2 Bedroom Bungalow - Detached located in Evesham

Entrance Porch

4'6" x 6'8"

Obscure double glazed door and UPVC obscure window to side aspect.

Entrance Hall

15'5" x 4'1"

Obscure double glazed door, double panel radiator, leads to WC and Sitting Room.

Sitting Room

15'8" x 12'4"

Double glazed window to side aspect, fitted carpet, double panel radiator, gas feature fire, wall lights and UPVC sliding doors leading to conservatory.

Conservatory

11'1" x 10'5"

Brick construction, double glazed windows to front and side aspects, double glazed door to side aspect and fitted carpet.

Kitchen

16'4" x 10'2"

Double glazed windows to rear and side aspect, double panel radiator, tiled floor, range of wall and base units with work surface over, one and a half bowl sink with food waste disposal, drainer, mixer taps and tiled splash back. Extractor fan, built in induction hob, built in electric oven with separate grill, space for dishwasher and leads to Pantry.

Pantry

5'6" x 5'7"

UPVC double glazed window to rear aspect and wall mounted 'Baxi' boiler.

Utility Room

5'5" x 5'7"

Double glazed window to side aspect, double glazed door to side aspect, range of wall and base units, splash back, space for washing machine and space for fridge/freezer.

Master Bedroom

12'7" x 10'7"

Double glazed sliding doors leading to Reading Room, fitted single wardrobes and furniture. Double panel radiator, fitted carpet, leads to Ensuite and Dressing Area.

Reading Room

6'3" x 11'8"

Two UPVC double glazed windows to front aspect and double radiator.

Dressing Area

10'4" x 5'3"

Triple mirrored wardrobes and fitted drawers. UPVC double glazed window to front aspect and single radiator.

Ensuite

10'1" x 7'11"

Obscure double glazed window to rear aspect, double shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, heated towel rail, standard bath and fully tiled.

Bedroom Two

10'4" x 10'2"

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

Shower Room

Obscure double glazed window to rear aspect, fully tiled, dual flush WC, wash hand basin in vanity unit, heated towel rail, tiled floor, corner shower cubicle and extractor fan.

Garden

Enclosed Garden, beds and borders, patio area, decked area, side access and summer house.

Front Aspect

Pond, lawn, beds and borders, courtesy lighting, car port and off road parking for multiple vehicles.

Double Garage

Up and over doors.

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 'E' 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



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Council Tax Band - E

Energy Performance Rating - TBC

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