

House - End Terrace

PERSHORE ROAD, HAMPTON, EVESHAM, WR11 2LX

Asking Price

£295,000

FEATURES

- No Onward Chain
- Three Floors
- Close to Local Amenities
- Off Road Parking
- Energy Performance Rating - B
- Three Bedrooms
- Modern Kitchen/Diner
- Enclosed Rear Garden
- Council Tax Band - TBC



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ESTATES

CLOSE TO LOCAL
AMENITIES



3 Bedroom House - End Terrace located in Evesham

Downstairs W/C

Dual flush w/c, pedestal wash hand basin set into a vanity unit, tiled splash back, wood effect flooring, single panel radiator, extractor fan and spot lights.

Sitting Room

12'8" x 9'1"

Double glazed window to the front aspect, double glazed front door, TV point, telephone point, wood effect flooring and spot lights.

Kitchen/Diner

12'9" x 8'8"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, built in electric oven, space and plumbing for a washing machine, space for a fridge/freezer, telephone point, TV point, wood effect flooring, cupboard housing Worcester Bosch boiler and spot lights.

Landing

Fitted carpets and stairs leading to the second floor. Leads to Bedroom Two, Three and Shower Room.

Bedroom Two

12'9" x 9'1"

Double glazed window to the front aspect, double panel radiator, telephone point, TV point and fitted carpet.

Bedroom Three

12'9" x 8'9"

Double glazed window to the rear aspect, double panel radiator, telephone point, TV point and fitted carpet.

Shower Room

Dual flush w/c, wash hand basin set into a vanity unit, splash back, shower cubicle, heated towel rail, wood effect flooring, spot lights and extractor fan.

2nd Landing

Double glazed window to the side aspect, single panel radiator and fitted carpet. Leads to Bedroom One and Bathroom

Bedroom One

15'6"max 9'8" min x 12'9"

Double glazed window to the front aspect, double panel radiator, telephone point, TV point and fitted carpet.

Bathroom

Velux window, bath with shower over, dual flush w/c, pedestal wash hand basin set into a vanity unit, tiled splash back, heated towel rail and small storage cupboard.

Rear Aspect

Enclosed rear garden laid mainly to lawn, patio area, side gated access, courtesy lighting, outside cold water tap, power point, rear gated access leading to 2 parking spaces.

Front Access

Courtesy lighting, gravelled area and path leading to the front door.

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

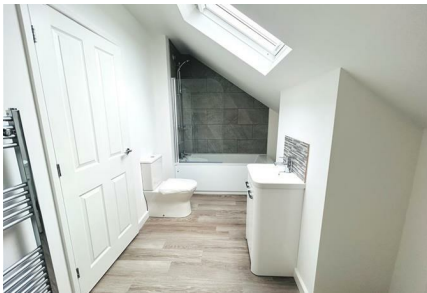
Currently tax band ' ' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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 = TBC

Energy Rating = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(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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