



FANTASTIC
OPPORTUNITY

House - Detached

CESTRUM CRESCENT, EVESHAM, WR11 3EG

Asking Price
£400,000

FEATURES

- **** UNDER OFFER **** No Onward Chain
- Walk Through Wardrobe in Master Bedroom
- Study
- Double Garage
- Council Tax Band - F
- Detached Five Bedrooms
- Ensuites to Master & Bedroom Two
- Large Kitchen/Diner
- Off Road Parking
- Energy Performance Rating - B



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5 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door, single panel radiator, fitted carpet, telephone point and stairs leading to the first floor. Leads to the W/C

Downstairs WC

Dual flush low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

Sitting Room

16'9" x 11'2"

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

Kitchen/Diner

25'8" max 6'9" min x 17'6" max 7'8" min

Three double glazed windows to the rear aspect, two double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, range cooker with filter hood over, built in dishwasher, built in washing machine, built in fridge/freezer, tiled floor, wall mounted 'Ideal' boiler and two double panel radiators.

Study

7'2" x 6'9"

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

First Landing

Fitted carpet, storage cupboard and airing cupboard with tank. Leads to Master Bedroom, Bedrooms 2 & 5 and Bathroom

Master Bedroom

13'6" x 11'3"

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

Ensuite

Obscure double glazed window to the front aspect, double shower cubicle, dual flush w/c, pedestal wash hand basin, tiled splash back and double panel radiator.

Bedroom Two

11'1" x 9'1"

Double glazed window to the rear aspect, double fitted wardrobes, single panel radiator and fitted carpet. Leads to the En-Suite

Ensuite Two

Obscure double glazed window to the rear aspect, shower cubicle, low level dual flush w/c, pedestal wash hand basin and tiled splash back.

Bedroom Five

8'1" x 8'0"

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

Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath, dual flush low level w/c, pedestal wash hand basin, single panel radiator and extractor fan.

Second Floor Landing

Fitted carpet and access to loft. Leads to bedrooms Three and Four and Shower Room.

Bedroom Three

13'6" x 11'4"

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

Bedroom Four

13'5" x 7'2"

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

Shower Room

'Velux' window to the rear aspect, shower cubicle, low level w/c, pedestal wash hand basin and single panel radiator.

Front Aspect

Beds and borders and path leading to the front door.

Rear Aspect

Enclosed rear garden laid mainly to lawn, patio area and off road parking for two vehicles in front of the garage.

Garage

23'3" x 16'4"

With up and over door and pedestrian door leading to the garden.

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 'F' 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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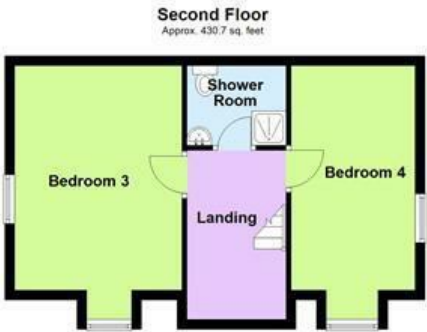
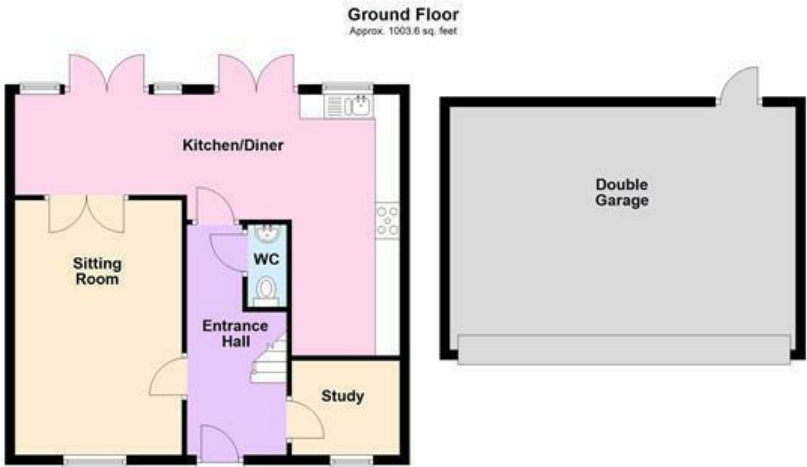
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Council Tax Band - F

Energy Performance Rating - B



Total area: approx. 2059.2 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	88
(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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