

FREEHOLD



Bungalow - Detached

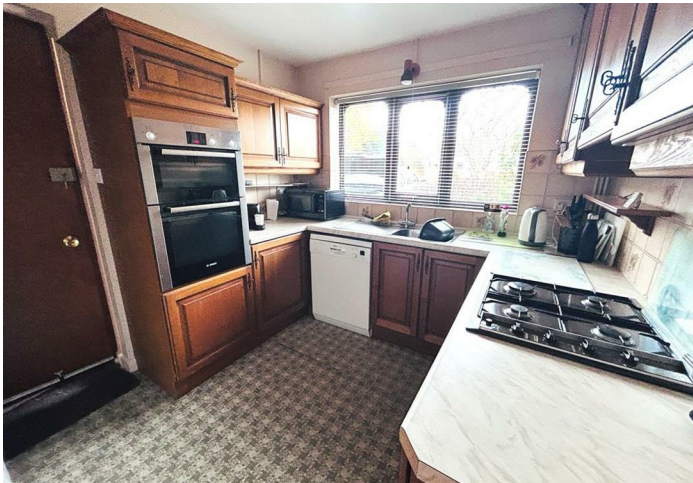
32 VILLAGE STREET, HARVINGTON, EVESHAM, WR11 8NQ

Asking Price

£439,950

FEATURES

- ** SALE AGREED ** Detached Bungalow
- No Onward Chain
- Village Location
- Off Road Parking
- In Need Of Some Cosmetic Modernisation
- Double Glazed Where Stated
- Extended Garage
- Master With Ensuite



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3 Bedroom Bungalow - Detached located in Evesham

Porch

Double glazed 'French' doors to Front Aspect. Leads to inner hall.

Entrance Hall

Obscure door, single panel radiator, fitted carpet, telephone point, storage cupboard, airing cupboard containing water tank and slatted shelving. Access to boarded loft with ladder and light. Leads to Sitting Room, Dining Room, Three Bedrooms and Shower Room.

Sitting Room

18'1" x 12'6"

Double glazed window to rear aspect, double glazed patio doors to rear aspect, TV point, fitted carpet, double panel radiator, gas feature fire and 3 wall lights.

Dining Room

9'1" x 10'

Double glazed window to front aspect, single panel radiator, TV point, fitted carpets and leads to Kitchen.

Bedroom One

11'1" x 13'2"

Double glazed bay window to front aspect, fitted double wardrobes, double panel radiator, fitted carpet and leads to Ensuite.

Ensuite

Obscure double glazed window to side aspect, shower cubicle, extractor fan, low level WC, pedestal wash hand basin with tiled splashback, single panel radiator and wall mounted electric heater.

Bedroom Two

10'7" x 9'7"

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

Bedroom Three

8' x 9'7"

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

Shower Room

Obscure double glazed window to side aspect, three piece suite comprising of low level WC, pedestal wash hand basin with splashback and walk in double separate shower. Wall mounted electric heater and extractor fan.

Kitchen

8'6" x 10'

Double glazed window to front aspect, single panel radiator, range of wall and base units with work surface over, sink with drainer, mixer taps and tiled splashback. Filter hood, built in gas hob, built in double electric oven, space for a dishwasher, space for fridge/freezer and leads to Garage.

Extended Garage

Extended in July 1987 with electric roller doors, power, lighting, wall mounted boiler and leads to Utility Room.

Utility Room

3' x 6'8"

Door to rear aspect, double glazed window to rear aspect, space for washing machine, tumble dryer and fridge/freezer.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, water feature, side gated access, courtesy lighting, cold water tap, summer house, green house and shed.

Front Aspect

Block paved, lawn, beds and borders, courtesy lighting and off road parking for 3 vehicles.

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 'E' 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

D

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(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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