

NO ONWARD CHAIN



Bungalow - Semi Detached

# EVENDENE ROAD, EVESHAM, WR11 2QA

Asking Price

£330,000

## FEATURES

- \*\* SALE AGREED \*\* No Onward Chain
- Three Bedrooms
- Two Shower Rooms
- Enclosed Garden
- Council Tax Band - C
- Well Presented Bungalow
- Large Kitchen/Diner
- Utility Area
- Off Road Parking
- Energy Performance Rating - C



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# 3 Bedroom Bungalow - Semi Detached located in Evesham

## Entrance Hall

Obscure double glazed door, double panel radiator, fitted carpet, leads to Sitting Room and Bedrooms.

## Sitting Room

13'1" x 11'5"

Double glazed bay window to front aspect, fitted carpet, double panel radiator, gas feature fire and USB plug socket.

## Kitchen/Diner

22'10" x 9'7"

Double glazed windows to rear and side aspects, double glazed back door, double panel radiator, range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer taps. Extractor fan, space for a cooker built in dishwasher and USB plug socket.

## Utility Room

7'8" x 7'5"

Range of wall and base units, double panel radiator, space for tumble dryer, integrated washing machine and USB plug socket.

## WC Shower Room

Obscure double glazed window to front aspect, Dual flush low level rimless WC, wash hand basin in vanity with tiled splash back, separate low profile non slip shower in cubicle and heated towel rail.

## Bedroom One

11'2" x 10'4"

Double glazed window to rear aspect, double panel radiator, fitted carpet and USB plug socket.

## Bedroom Two

9'6" x 8'11"

Double glazed window to front and side aspects, fitted carpet and USB plug socket.

## Bedroom Three

8'5" x 7'5"

Double glazed window to side and rear aspects, fitted double wardrobes, double panel radiator, fitted carpet and USB plug socket.

## Shower Room

Obscure double glazed window to side aspect, dual flush low level rimless WC, pedestal wash hand basin, separate double low profile non slip shower in cubicle, fully tiled and heated towel rail.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, power point and water tap, 12' x 12' shed/summer house with power and lighting.

## Front Aspect

Driveway providing off road parking with path leading to front door, cold water tap and electric point.

## 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



HEAD OFFICE SALES | 7 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE

Call us on

01386 257180

[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band - C

Energy Performance Rating - C

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