

GRADE II LISTED



House - Detached

THE PILE OF STONES, MAIN STREET, CLEEVE PRIOR, EVESHAM, WR11 8LD

Asking Price

£550,000

FEATURES

- ** SALE AGREED ** Grade II Listed
- Beautiful Detached Period Cottage
- Three Bedrooms
- Original Features with Wooden Beams & Stone Walls
- Fireplace
- Garage and Off Road Parking
- Council Tax Band - F
- Energy Performance Rating - Exempt.



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The Pile of Stones - 3 Bedroom Detached Cottage located in Cleeve Prior

Entrance Hall

3' x 6'

Wooden door to front aspect, wooden window to side aspect, concrete flooring and spotlights.

Downstairs WC

Wooden window to side aspect, WC, wall mounted wash hand basin and vinyl flooring.

Inner Hallway

5' x 4'

Wooden window to side aspect, fixed wooden window to rear aspect, single panel radiator and flagstone flooring.

Second Hallway

7' x 2'

Between Sitting Room and stairs. Flagstone flooring, storage cupboard and stairs to first floor.

Living Room

15' 1" x 14'5"

Two wooden windows to side aspect, double panel radiator, fitted carpet and fire place with multi fuel burner.

Kitchen

15' 1" x 9'10"

Wooden windows to rear and side aspects, wooden stable door to side aspect, double panel radiator, tiled floor, range of wall and base units with work surface over, sink, drainer and mixer taps with tiled splashback. Filter hood, induction hob, built in double electric oven, space for fridge/freezer, wall mounted boiler and understairs storage.

Sitting Room

14' 9" x 12'2"

Wooden windows to front and side aspects, double panel radiator, fitted carpets, Victorian cooking range and stairs to first floor.

First Landing

Wooden stairs with carpet runner, carpet on landing, leads to Rear Bedroom and Bathroom.

Rear Bedroom

15'1" x 8'3"

Wooden window to rear aspect, fitted single wardrobes with cupboards, single panel radiator and fitted carpet.

Middle Bedroom

15'1" x 14'1"

Wooden windows to side and front aspect, two fitted double wardrobes, double panel radiator, fitted carpet and flagstone staircase to loft space.

Loft Space

Fixed pane wooden window, lighting and power.

Front Bedroom

14'9" x 12'2"

Wooden window to side aspect, double panel radiator, fitted carpet and wash hand basin in vanity.

Bathroom

Wooden window to side aspect, three piece suite comprising of dual flush WC, wash hand basin in vanity, and standard bath with shower over. Heated towel rail and cork flooring.

Rear Aspect

An impressive enclosed rear garden ideal for outdoor entertaining, great opportunity for gardening enthusiasts, or simply enjoying the surrounding nature with additional kitchen garden. Laid mainly to lawn, with established beds and borders, rear gated access, courtesy lighting, cold water tap, green house and concrete outbuilding/storage.

Front Aspect

Beds and borders, courtesy lighting and off road parking.

Double Garage

Up and over door, space for vehicles, power, lighting and parking in front of garage.

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



Call us on

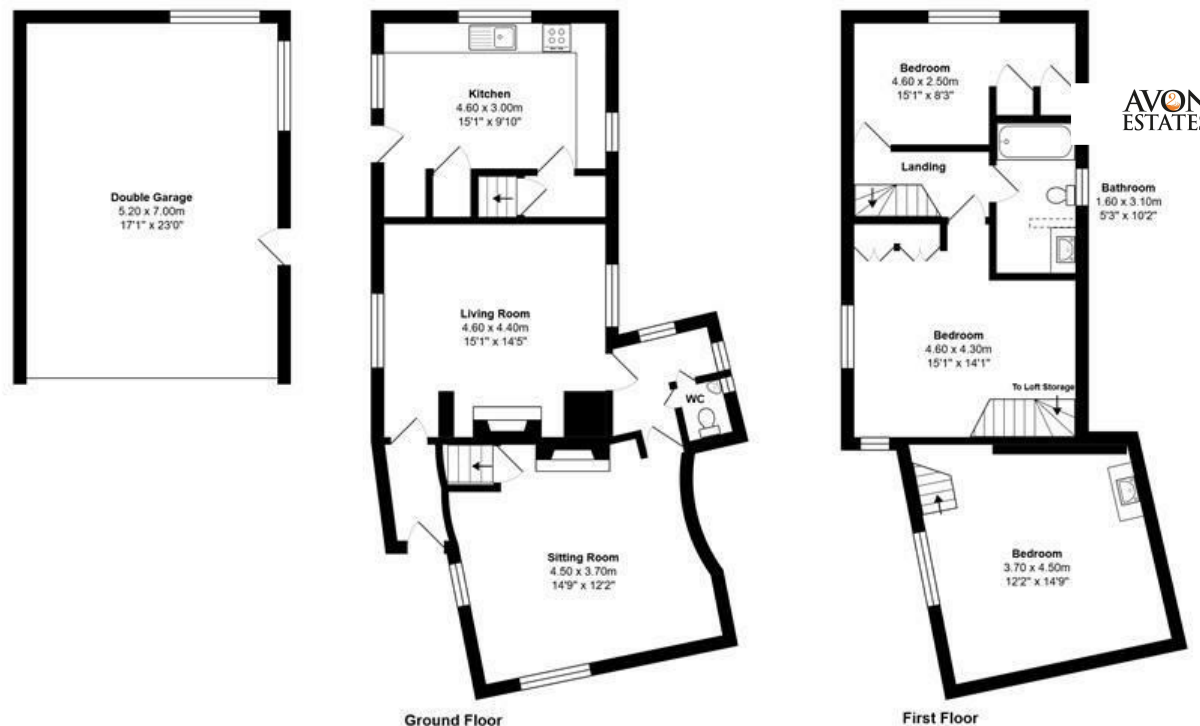
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Council Tax Band = F

Pile Of Stones, Main Street, Cleeve Prior, WR11 8LD



Total Approx Area: 155.0 m² ... 1669 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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