

OFFENHAM VILLAGE

House - Detached

WESTERLEY MAIN STREET, OFFENHAM, EVESHAM, WR11 8RL

Asking Price

£390,000

FEATURES

- ** SALE AGREED ** Detached
- Four Bedrooms
- Ensuite To The Master
- Dining Room
- Downstairs WC
- Enclosed Garden
- Garage
- Off Road Parking
- Council Tax Band - D
- Energy Performance Rating - D



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4 Bedroom Detached Home located in Offenham Village

Entrance Hall

Obscure double glazed windows and front door, storage cupboard, double panel radiator and fitted carpet. Leads to WC, Kitchen and Sitting Room.

Downstairs WC

Obscure double glazed window to front aspect, pedestal wash hand basin, dual flush low level WC, tiled splashback. towel rail and tiled floor.

Kitchen

Double glazed window to front aspect, double glazed door to the side, a range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer tap and tiled splash back. Single panel radiator, extractor fan, space for a fridge/freezer and space for a cooker.

Open Plan Sitting Room/Dining Room

Two double glazed 'French' doors to the rear aspect, double glazed window to side aspect, two double panel radiators, TV point and fitted carpet.

Landing

Access to boarded loft, fitted carpet, airing cupboard with slatted shelving and leads to all rooms.

Bedroom One

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

Ensuite

Obscure double glazed window to the rear aspect, dual flush low level WC, pedestal wash hand basin, corner bath, heated towel rail and wood effect flooring.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Obscure double glazed window to the front aspect, dual flush WC, wash hand basin in vanity, separate shower cubicle and heated towel rail.

Garage

Up and Over door, power and lighting. Plumbing for a washing machine, space for a tumble dryer, space for fridge freezer and wall mounted 'Ideal' boiler.

Front Aspect

Large block paved driveway providing off road parking for four vehicles. beds and borders and gated access to the side.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, side gated access and rear door in to the 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 'D' 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 = D

Energy Rating = D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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