

BEAUTIFULLY
PRESENTED



House - Detached

COLE GARDENS, EVESHAM, WR11 2RW

Offers Over
£425,000

FEATURES

- Detached
- Spanning 1463 sqft
- Large Kitchen/Dining Room
- Beautiful Views towards The Bredon Hills
- Council Tax Band - D
- Four Bedrooms
- Two Ensuites
- Utility
- Enclosed Garden
- Energy Performance Rating - B



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4 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door, double panel radiator, understairs storage cupboard, wood effect flooring and stairs to first floor.

Downstairs WC

Obscure double glazed window to front aspect, dual flush low level WC, pedestal wash hand basin, tiled splashback, wood effect flooring, single panel radiator and extractor fan.

Sitting Room

17" x 11'2"

Double glazed bay window to front aspect, telephone point, fitted carpet and two single panel radiators.

Kitchen/Dining Room

20'5" x 10'

Double glazed window to rear aspect, double glazed 'French' doors with side panels to rear aspect, two double panel radiators, tiled floor, range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap. Spotlights, filter hood, built in electric hob, built in double electric oven, built in dishwasher and built in fridge/freezer.

Utility

Single cupboard, work surface, extractor fan, wood effect flooring, wall mounted boiler and space for washing machine.

First Landing

Double glazed window to side aspect and fitted carpet.

Bedroom Two

10'4" x 9'7"

Double glazed window to rear aspect, single panel radiator, wood effect flooring and leads to en-suite.

Ensuite Two

Obscure double glazed window to rear aspect, wood effect flooring, spotlights, extractor fan, dual flush WC, pedestal wash hand basin, single radiator and single shower cubicle.

Bedroom Three

10'6" x 10'7"

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

Bedroom Four

9'2" x 7'4"

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

Bathroom

Obscure double glazed window to side aspect, dual flush WC, pedestal wash hand basin with splashback, standard bath, separate shower cubicle, heated towel rail, spotlights, extractor fan and wood effect flooring.

Second Landing

Fitted carpet, double glazed window to side aspect and storage cupboard housing the water tank.

Bedroom One

14'7" x 10'5"

Double glazed window to front aspect, fitted triple wardrobes, single storage cupboard, double panel radiator, loft access and fitted carpet.

Ensuite

Shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splashback, spotlights, single panel radiator, wood effect flooring and 'Velux' window to rear.

Front Aspect

Block paved, raised beds and borders, courtesy lighting, storm porch and gravelled area.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, side gated access and cold water tap.

Garage

Up and over door, power, lighting and parking in front of garage for two 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 '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



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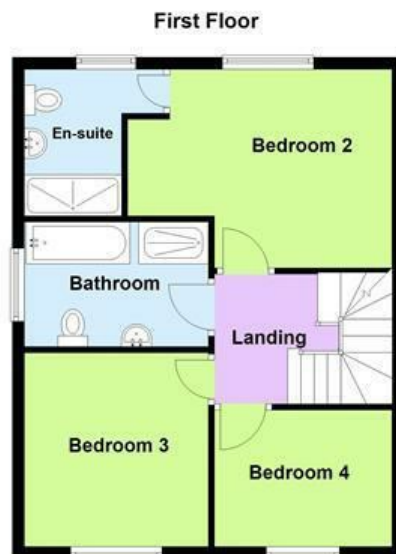
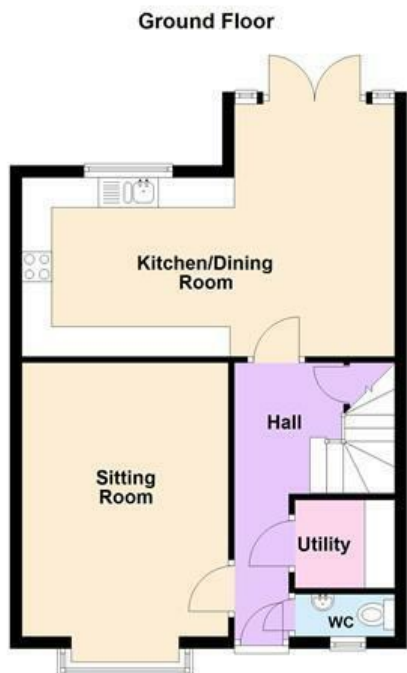
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Council Tax Band - D

Energy Performance Rating - B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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