

BEAUTIFULLY  
PRESENTED



Bungalow - Semi Detached

# THE CROSS, OFFENHAM, EVESHAM, WR11 8RB

Asking Price

£350,000

## FEATURES

- Renovated By Its Current Owners
- Two Bedrooms
- Garden On Three Sides
- Off Road Parking
- Council Tax Band - C
- Semi Detached Bungalow Owners
- Private
- Detached Garage
- Large Conservatory
- Energy Performance Rating - C



**AVON**  
ESTATES

# 2 Bedroom Semi-Detached Bungalow Situated in Offenham

## Entrance Hall

Obscure double glazed door, single panel radiator, wood effect flooring and leads to Sitting Room.

## Sitting Room

11'3" x 14'9"

Double glazed window to front aspect, upright single panel radiator and laminate flooring.

## Kitchen

7'7" x 9'9"

Single glazed window to conservatory, tiled floor, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Filter hood and space for a cooker.

## Conservatory

9'3" x 21'2"

Brick construction, double glazed door to side aspect, double panel radiator, tiled floor, space for washing machine, tumble dryer and fridge/freezer.

## Bedroom One

10'9" x 11'3"

Single glazed window to rear aspect, upright single panel radiator and wood effect flooring.

## Bedroom Two

10' x 8'7"

Double glazed window to front aspect, upright single panel radiator and wood effect flooring.

## Bathroom

Obscure double glazed window to side aspect, three piece white suite comprising of dual flush WC, P-shaped bath with shower over and wash hand basin. Extractor fan and heated towel rail.

## Rear Aspect

Enclosed garden, beds and borders, side gated access and cold water tap.

## Garage

Double doors, parking in front.

## Front Aspect

Block paved, lawn, beds and borders and power 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



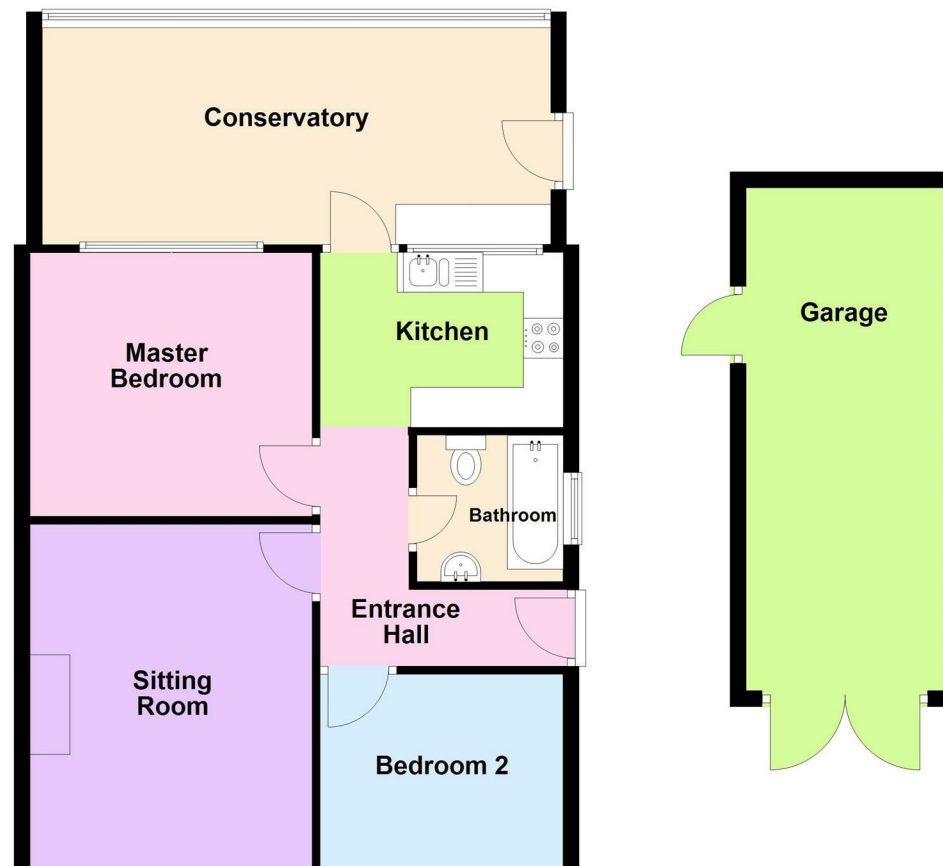
### Anti Money Laundering

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

Ground Floor



Call us on

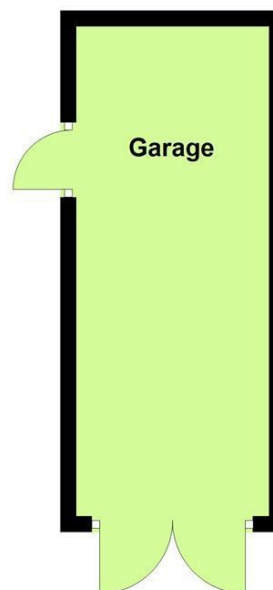
**01386 257180**

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

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

Council Tax Band = C

**Energy Rating = C**



AVON  
ESTATES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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.

AVON  
ESTATES