

BEAUTIFULLY
PRESENTED



House - Detached

MEADOW WAY, HARVINGTON, EVESHAM, WR11 8PJ

Asking Price
£479,950

FEATURES

- Nearly New Home Built by Lion Court Homes
- Detached Home
- Sought After Village of Harvington
- South Facing Garden
- Energy Performance Rating - B. Council Tax Band - E
- Four Well Proportioned Bedrooms
- NO ONWARD CHAIN
- En-Suite to Bedroom One
- Garage and Off Road Parking for Four Vehicles



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4 Bedroom House - Detached located in Evesham

Entrance Hallway

Obscure double glazed front door, double panel radiator, 'Amtico' flooring and stairs leading to the first floor.

Downstairs W/C

Dual flush w/c, pedestal wash hand basin set into a vanity unit, double panel radiator, automatic light and extractor fan.

Sitting Room

21'6" x 10'4"

Double glazed window to the front aspect, two double glazed windows to the side aspect all with shutters, fitted carpet and double panel radiator.

Kitchen/Diner

21'6" x 10'4"

Doble glazed window to the front aspect with shutters, double glazed window to the side aspect, double glazed 'French' doors to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, upstand splash back, built in induction hob with humidity sensor extractor hood over, built in double electric over one of which has a micro wave, built in fridge/freezer, space and plumbing for a dishwasher, double panel radiator and 'Amtico' flooring.

Utility

7'7" x 5'4"

Double glazed window to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, upstand slash back, Ideal boiler, 'Amtico' flooring and space and plumbing for a washing machine.

Landing

Fitted carpet, access to loft and airing cupboard housing tank.

Bedroom One

12'3" x 10'7"

Double glazed window to the side aspect with shutters, fitted carpet and double panel radiator. Leads to the En-Suite

En-Suite

Obscure double glazed window to the side aspect, double shower cubicle, dual flush w/c, pedestal wash hand basin, tiled splash back, heated towel rail, humidity censored extractor fan and shaver point with light.

Bedroom Two

10'7" x 12'6"

Double glazed window to the side aspect with shutters, double panel radiator, fitted wardrobes, and fitted carpet.

Bedroom Three

10'7" x 8'3"

Double glazed window to the side aspect with shutters, double panel radiator and fitted carpet.

Bedroom Four

10'7" x 8'7"

Double glazed window to the side aspect with shutters, double panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to the front aspect, three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin, tiled splash back, heated towel rail, shaver point with light and humidity sensor extractor fan.

Rear Garden

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

Front Aspect

Block paved driveway, beds and borders and path leading to the front door.

Garage

19'1" x 9'7"

With up and over door, power, lighting, utility area with plumbing for a washing machine and space for a fridge/freezer. Off road parking for four vehicles 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. There is a yearly maintenance charge of £385.

Council Tax Band

Currently tax band 'E' 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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Council Tax Band - E

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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