

NO ONWARD CHAIN



Bungalow - Detached

THE CLOSE, CLEEVE PRIOR, EVESHAM WR11 8LF

Asking Price

£335,000

FEATURES

- Detached Bungalow
- Village Location
- Landscaped Rear Garden
- Council Tax Band - D
- In Need of Some Upgrading
- Three Bedrooms
- Conservatory
- Energy Performance Rating - C



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3 Bedroom Detached Bungalow situated in Cleeve Prior

Entrance Hallway

Obscure double glazed door to the front aspect, single panel radiator and wood effect flooring.

Sitting Room

14'0" x 13'0"

Double glazed 'French' doors leading to the conservatory, double panel radiator gas feature fireplace, wall lights and fitted carpet.

Kitchen

11'0" x 8'0"

Double glazed window to the rear aspect, double glazed door to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in double electric oven, space and plumbing for a washing machine, space for a fridge freezer and single panel radiator.

Conservatory

9'11" x 9'10"

Of brick and double glazed construction, double glazed door to side aspect and tiled flooring.

Bedroom One

11'0" x 11'0"

Double glazed bay window to the front aspect and single panel radiator.

Bedroom Two

10'0" x 9'0"

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

Bedroom Three

10'0" x 8'0" max 5'0" min

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

Bathroom

Obscure double glazed window to the front aspect, three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin and tiled flooring.

Rear Aspect

Enclosed landscaped rear garden laid mainly to lawn with established beds and borders, patio area, side gated access and green house.

Front Aspect

Lawn.

Garage

With up and over door. Off road 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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Council Tax Band = D

Energy Rating = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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