

UPDATED BY THE
CURRENT OWNERS



House - Detached

COLLINSFIELD, EVESHAM, WR11 4NQ

Asking Price
£475,000

FEATURES

- Unfinished Project
- New Oak/Glass Doors Fitted Upstairs (2023)
- Landing/Study Space
- Windows With Plantation Blinds (where stated)
- Council Tax Band - E
- Lots Done By Current Owners
- Three Bedrooms (New Room Layout Created)
- Newly Fitted Carpet (where stated)
- Garage & Outbuilding: New Roof Fitted (2024) & New Driveway installed (2023)
- Energy Performance Rating - E



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3 Bedroom House - Detached located in Evesham

Entrance Hall

Door to side aspect, double glazed window to side aspect, double panel radiator, newly fitted carpet, stairs to first floor and leads to Sitting Room, Dining Room & Kitchen.

Downstairs WC

Obscure double glazed window to side aspect, dual flush low level WC, pedestal wash hand basin, tiled splash back, tiled floor, wall mounted electric heater and extractor fan.

Sitting Room

18'5" x 11'9"

Two double glazed windows with plantation blinds to front aspect, TV point, newly fitted carpet, fully re-plastered, double panel radiator, rewired lighting, 'Portway' log burner and new oak/glass doors fitted (2023) leading to Dining Room.

Kitchen

9'8" x 13'2"

Single glazed window to rear aspect, double glazed window to side aspect, 'Quarry' tile flooring, range of wall and base units with work surface over, sink, drainer, mixer taps and tiled splashback. Spotlights, filter hood, built in gas hob, built in double electric oven, space for washing machine, space for dishwasher, space for fridge/freezer, wall mounted boiler and leads to Outbuilding.

Dining Room

11'1" x 12'6"

Double glazed sliding doors to rear aspect, double panel radiator, newly fitted carpets and leads to Entrance Hall.

Outbuilding

10'6" x 13'2"

Port tiled flooring, single glazed window to side and rear aspects, leads to WC and Garden.

Landing/Study Space

Obscure double glazed window to side aspect, double glazed window to side aspect, loft access, newly fitted carpet, single panel radiator, study space for a desk and large fitted storage cupboard with obscure double glazed window to side aspect.

Bedroom One

11'1" x 13'1"

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

Bedroom Two

10'2" x 11'9"

Double glazed window with plantation blinds to front aspect, double panel radiator and newly fitted carpet.

Bedroom Three

13'2" x 9'9"

Double glazed windows to side and rear aspects, double panel radiator and newly fitted carpet.

Bathroom

Double glazed window with plantation blinds to front aspect, brand new three piece white suite comprising of dual flush WC, wash hand basin in vanity with splashback and bath with rain shower over. Heated towel rail, spotlights, extractor fan, shaver point and light.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, rear and side pedestrian gated access, courtesy lighting, shed, greenhouse, summer house and brick built log store.

Front Aspect

Courtesy lighting, gravelled area for pots or additional parking, cold water tap and a drive providing off road parking for 3 to 4 vehicles.

Garage

Double doors to front aspect.

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 '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



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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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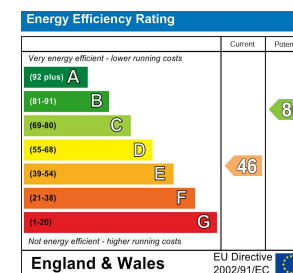
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Council Tax Band - E

Energy Performance Rating - E



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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