

IMMACULATELY
PRESENTED



House - Detached

CHERRY CLOSE, OFFENHAM, EVESHAM, WR11 8SQ

Asking Price

£399,950

FEATURES

- Detached House
- No Onward Chain
- Garage Conversion
- Large Kitchen/Breakfast Room with Central Island
- Four Bedrooms
- En-Suite to Bedroom One
- Dining Room/Conservatory with Underfloor Heating
- Off Road Parking
- Council Tax Band = E
- Energy Rating = C



AVON ESTATES

4 Bedroom Detached house located in Offenham

Entrance Hallway

Obscure double glazed door to the side aspect, tiled floor, storage cupboard under the stairs and stairs leading to the first floor. Leads to the W/C, Sitting Room and Snug/Study

Downstairs W/C

Obscure double glazed window to the front aspect, dual flush low level w/c set into a vanity unit, wash hand basin, tiled splash back and tiled floor.

Sitting Room

17'0" x 12'0"

Double glazed 'French' doors to the rear aspect, modern upright radiator, sky point, fitted carpet and four wall lights.

Snug/Study

16'0" x 8'0"

Double glazed window to the front aspect, radiator, cupboard containing wall mounted boiler (Baxi 600) spot lights and fitted carpet.

Kitchen/Breakfast Room

25'0" x 11'1" max 7'0" min

Double glazed window to the front aspect, double glazed window to the side aspect, range of wall and base unit with worktop over, central island, one and a half bowl sink, drainer, mixer tap, splash back, built in induction hob with extractor fan over, built in electric self cleaning double oven, built in dishwasher, built in washing machine, built in fridge/freezer, modern upright radiator, underfloor heating, spot lights and tiled floor.

Dining Room/Conservatory

12'0" x 9'1"

Brick and double glazed with two double glazed 'French' doors to the side aspect, tiled floor, underfloor heating and modern upright radiator.

Landing

Airing cupboard with slatted shelving and tank, fitted carpet and access to a part boarded loft with light. Leads to all Bedrooms and Bathroom.

Bedroom One

13'0" x 10'0"

Double glazed window to the rear aspect, double fitted wardrobes with full length mirrored doors, single panel radiator and fitted carpet. Leads to the En-Suite

En-Suite

Corner shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail, spot lights, tiled floor and shaver point.

Bedroom Two

12'0" x 9'1"

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

Bedroom Three

11'0" x 8'0"

Double glazed window to the front aspect, single fitted wardrobe, single panel radiator, spot lights and fitted carpet.

Bedroom Four

11'1" into bay x 9'0"

Double glazed bay window to the front aspect, single fitted wardrobe over the stairs, double panel radiator and wood effect flooring.

Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of roll top bath with shower over, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail, tiled floor and shaver point.

Rear Aspect

Enclosed garden with patio area, gravelled area suitable for pots, side gated access, courtesy lighting and outside cold water tap.

Front Aspect

Driveway providing off road parking 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 '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 Rating = C



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