

EXTENDED FAMILY HOME



House - Detached

# HUGHES CLOSE, HARVINGTON, EVESHAM WR11 8NZ

Asking Price

## £430,000

### FEATURES

- Extended Home
- Snug/Study
- No Onward Chain
- Garage and Driveway
- Council Tax Band - C
- Four Bedrooms
- En-Suite and Dressing Room To Bedroom One
- High Quality of Finish
- Well Maintained Garden
- Energy Performance Rating - D



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hallway

Hardwood flooring, single panel radiator, stairs to the first floor and leads to Snug/Study and Sitting Room.

## Sitting Room

11' x 12'1"

Double glazed bay window to the front aspect, electric feature fireplace, 3 wall lights, TV point and fitted carpet. Opening to the Dining Area and doors leading to Utility, Garage and Kitchen/Breakfast Room.

## Dining Area

7' x 17'

Double glazed window to the rear aspect, double glazed patio doors to the rear aspect, double panel radiator and quality hardwood flooring.

## Utility Room

5' x 9'

Double glazed window to the rear aspect, double glazed door to the rear aspect, wall units, space and plumbing for a washing machine, space for a tumble dryer, spotlights, extractor fan and tiled floor. Leads to the downstairs W/C and Garage.

## Downstairs W/C

Obscure double glazed window to rear aspect, low level w/c, wash hand basin and tiled splash back. Extractor fan and tiled flooring.

## Kitchen/Breakfast

15' x 11'1"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with work surface over, breakfast bar with storage and wine racks, one and a half bowl sink, drainer, mixer tap, tiled splash back, space for a gas range cooker with filter hood over, space for a dishwasher, space for a fridge/freezer, spot lights and tiled floor.

## Snug/Study

7' x 9'1"

Double glazed bay window to the front aspect, double panel radiator, spotlights and hardwood flooring. Leads to Hallway.

## Landing

Loft access, wall light, fitted carpet and doors leading to all Bedrooms and Bathroom.

## Bedroom One

14' x 8'

Double glazed window to the front aspect, spotlights, loft access and fitted carpet. Leads to the En-Suite

## Dressing Room

Fitted carpet and fitted wardrobes with full length mirrored doors. Leads to Bedroom One

## En-Suite

Obscure double glazed window to the rear aspect, corner shower cubicle, low level dual flush w/c, pedestal wash hand basin, spotlights, extractor fan, radiator and tiled floor.

## Bedroom Two

7'2" x 15'9"

Double glazed window to the front aspect, built in storage, double panel radiator, loft access and fitted carpet.

## Bedroom Three

10'1" x 8'6"

Two double glazed windows to the front aspect, two fitted wardrobes, double panel radiator, wall lights, picture rail and fitted carpet.

## Bedroom Four

13'9" x 6'9"

Two double glazed windows to the rear aspect, double panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c and pedestal wash hand basin with tiled splashback. Double panel radiator and tiled floor.

## Rear Aspect

Enclosed rear garden laid mainly to lawn with established beds and borders, slabbed patio area, side gated access, courtesy lighting, cold water tap and raised gravelled area housing a shed.

## Front Aspect

Block paved drive providing off road parking for three plus vehicles.

## Garage

Garage has been split to create a storage area/Boot Room whilst still retaining garage space. Power, lighting and roller doors.

## 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



HEAD OFFICE SALES | 7 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE

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 = D**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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