

NO ONWARD CHAIN



House - Semi-Detached

# SYCAMORE AVENUE EVESHAM WR11 1YE

Asking Price

£270,000

## FEATURES

- No Onward Chain
- Semi Detached
- Enclosed Rear Garden
- Council Tax Band = C
- Three Bedrooms
- Garage
- Energy = TBC



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# 3 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscure double glazed door, single panel radiator and stairs leading to the first floor.

## Sitting Room

14'8" x 12'3"

Double glazed window to the front aspect and double panel radiator.

## Kitchen

15'0" x 10'3"

Double glazed window to the rear aspect, double glazed sliding doors to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, mixer tap, built in gas hob with filter hood over, built in electric oven, space and plumbing for a washing machine and space for a fridge.

## Landing

Obscure double glazed window to the side aspect, airing cupboard with wall mounted boiler. Access to loft. Leads to all Bedrooms and Bathroom.

## Bedroom One

12'7" x 8'6"

Double glazed window to the front aspect, double fitted wardrobe and single panel radiator.

## Bedroom Two

9'11" x 8'4"

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

## Bedroom Three

7'3" x 6'5"

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

## Bathroom

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

## Rear Aspect

Enclosed rear garden laid mainly to lawn and undercover BBQ area.

## Front Aspect

Gravelled area providing off road parking.

## Garage

With up and over door.

## 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



Call us on

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Council Tax Band = C

**Energy Rating = TBC**

**Ground Floor**



**First Floor**



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