

IMMACULATELY
PRESENTED



Bungalow - Detached

SHINEHILL LANE, SOUTH LITTLETON, EVESHAM, WR11 8TP

Asking Price

£350,000

FEATURES

- Detached Bungalow
- Extended
- Solar Panels
- Workshop/Home Office
- Immaculately Presented
- Village Location
- Modern Kitchen
- Energy Rating = B. Council Tax Band = C



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2 Bedroom Detached Bungalow in South Littleton

Porch

Double glazed 'French' doors to the front aspect and fitted carpet. Leads to the Inner Hall

Inner Hall

Door to the front aspect and fitted carpet. Leads to the Sitting/Dining Room

Sitting/Dining Room

22'0" x 11'6"

Three triple glazed windows to the side aspect, double glazed window to the front aspect, TV point, telephone point, fitted carpet, single panel radiator and double panel radiator. Leads to the Rear Lobby

Bedroom One

13'9" x 8'6"

Double glazed window to the front aspect, triple glazed window to the side aspect, double panel radiator, telephone point and fitted carpet.

Bedroom Two

8'6" x 7'9"

Triple glazed window to the side aspect, single panel radiator and fitted carpet.

Rear Lobby

Single panel radiator, spot lights and 'Karndean' flooring. Opens to the Kitchen and leads to the Shower Room and Conservatory.

Workshop/Potential Office

11'0" x 6'7"

Window to the front aspect, wood effect flooring, power and lighting.

Shower Room

Obscure double glazed window to the rear aspect, white three piece suite comprising of double shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, heated towel rail, tiled floor, spot lights and extractor fan.

Conservatory

12'8" x 8'6"

Brick and double glazed construction, double glazed sliding doors to the side aspect, double panel radiator and 'Karndean' flooring.

Rear Aspect

Enclosed rear garden with area of artificial lawn, patio area, composite decked area, pergola, side gated access, courtesy lighting, gas firepit and outside cold water tap.

Front Aspect

Drive way providing off road parking for two vehicles.

Kitchen

8'2" x 8'1"

Triple glazed window to the rear aspect, range of modern wall and base units with worktop over, sink, drainer, mixer tap, two ring induction hob, built in 'Neff' electric steam oven, built in fridge, space and plumbing for a washing machine, 'Karndean' flooring, heated towel rail and cupboard housing wall mounted boiler.

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
www.avonestates.net

Council Tax Band= C
Energy Rating = B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(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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