

NO ONWARD CHAIN



House - Detached

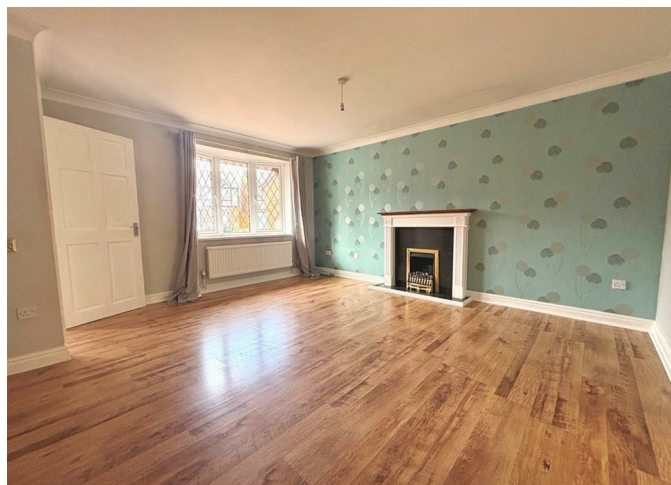
# FALKLAND ROAD, EVESHAM WR11 1XS

Asking Price

£299,950

## FEATURES

- Three Bedroom Detached
- Two Reception Rooms
- Conservatory
- Garage Suitable for Storage
- Off Road Parking
- Double Glazing and Gas Central Heating
- Energy Rating = E Council Tax Band = C



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# 3 Bedroom House - Detached located in Evesham

## Entrance Hall

Obscure double glazed door to the front aspect, single panel radiator, wood effect flooring and stairs to the first floor.

## Sitting Room

14'1" x 13'0"

Double glazed leaded bay window to the front aspect, TV point, Sky point, wood effect flooring, double panel radiator and gas feature fire place. Leads to the Dining Room.

## Dining Room

9'0" x 8'0"

Double glazed 'French' doors to the rear aspect, double panel radiator and wood effect flooring. Leads to the Conservatory and Kitchen

## Conservatory

15'0" x 9'0"

Brick and double glazed construction, double glazed 'French' doors to the rear aspect, double panel radiator, two wall lights, TV point, ceiling light with fan and wood effect flooring.

## Kitchen

9'0" x 7'0"

Double glazed window to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, splash back, built in electric hob with filter hood over, built in electric oven, built in dishwasher and single panel radiator.

## Utility Room

7'1" x 7'1"

Obscure double glazed door, double glazed window to the rear aspect, range of base units with worktop over, sink, drainer, mixer tap, splash back, telephone point, double panel radiator and space and plumbing for a washing machine.

## Landing

Double glazed window to the side aspect, access to loft via pull down ladder, fitted carpet and airing cupboard with wall mounted 'Worcester Bosch' boiler and slatted shelving. Leads to All Bedrooms and Bathroom

## Bedroom One

13'0" x 8'0"

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

## Bedroom Two

9'0" x 8'0"

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

## Bedroom Three

7'0" x 7'0"

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

## Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of 'P' shaped bath with shower over, dual flush w/c, pedestal wash hand basin, double panel radiator, shaver point with light and Humidistat fan.

## Rear Garden

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting and outside cold water tap.

## Front Aspect

Blocked paved providing off road parking and gravelled area.

## 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



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Council Tax Band = C

Energy Rating = E

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TOTAL AREA: APPROX. 1203.0 SQ. FEET



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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