

FISHING AND MOORING
RIGHTS



Boat House

**PERSHORE ROAD,
EVESHAM,
WR11 2GG**

Asking Price

£285,000

FEATURES

- ** SALE AGREED ** River Views
- Detached Boat House
- Ample Private Parking
- Council Tax Band = C
- Mooring and Fishing Rights
- No Onward Chain
- Energy Rating = D



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Boat House situated on Pershore Road, Evesham

W/C

Double glazed leaded window to the front aspect, low level w/c, wash hand basin set into a vanity unit, tiled splash back and single panel radiator.

Bedroom/Sitting Room

12'8" x 11'2"

Double glazed leaded window to the front aspect, double glazed leaded bay window to the rear aspect with window seat, double glazed window to the side aspect, TV point, fitted carpet, two single panel radiators, gas feature fireplace, wall lights, ceiling fan, storage cupboard and exposed beams. Leads to the W/C and Kitchen.

Kitchen

9'9" x 7'4"

'Velux' window to the rear aspect, obscure door to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in double electric oven, space for a fridge/freezer and spot lights. Leads to the Conservatory

Conservatory

11'9" x 10'9"

Bick construction, leaded window to the side aspect, double glazed leaded windows to the side and rear aspect, three single panel radiators, ceiling light and fan, two wall lights.

Shower

'Velux' window and shower cubicle.

Rear Aspect

Mooring Rights in excess of 50 feet. Enclosed rear garden with beds and borders, raised composite decked sitting area via steps over the river, side gated access for vehicular access providing ample off road parking, courtesy lighting, outside cold water tap, outside w/c and brick built storage.

Front Aspect

Blocked paved area to provide off road parking for one vehicle, side gated pedestrian access, storm porch, beds and borders and courtesy lighting.

Cellar

10'5" x 10'1"

With water pumps. Useful storage.

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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www.avonestates.net

Ground Floor



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Council Tax Band= C

Energy Rating = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(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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