

NO ONWARD CHAIN



House - Semi-Detached

LICHFIELD AVENUE EVESHAM WR11 3EA

Asking Price

£315,000

FEATURES

- ** SOLD** No Onward Chain
- Three Bedrooms
- Off Road Parking
- Council Tax Band - C
- Original Features
- Large Rear Garden
- Close to Bengeworth Academy
- Energy Performance Rating - D



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3 Bedroom House - Semi-Detached located in Evesham

Porch

Single glazed porch leading to the Entrance Hallway.

Entrance Hallway

Single panel radiator, tiled floor and Stairs leading to the first floor. Leads to the Sitting Room and Dining Room

Downstairs Utility & W/C

Dual flush w.c, pedestal wash hand basin, double panel radiator, wall mounter 'Worcester' boiler, space and plumbing for a washing machine and space for a tumble dryer.

Sitting Room

14'4" x 11'0"

Double glazed 'French' doors leading to the Conservatory, fitted carpet, double panel radiator, gas feature fire and wall lights.

Kitchen

9'5" x 6'9"

Double glazed window to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, space for a cooker with filter hood over, space and plumbing for a slimline dishwasher, space for a fridge, single panel radiator, tiled floor and built in pantry.

Outhouse

17'3" x 7'3"

Single glazed window to the rear aspect and doors to the front and rear.

Dining Room

13'3" x 11'8"

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

Conservatory

11'4" x 7'7"

Double glazed 'French' doors to the rear aspect and single panel radiator.

Landing

Double glazed window to the side aspect and fitted carpet.

Bedroom One

13'5" x 10'1"

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

Bedroom Two

11'3" 10'1"

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

Bedroom Three

7'9" x 7'3"

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

Bathroom

Obscure double glazed window to the rear aspect, three piece suite comprising of bath, separate shower cubicle, dual flush w/c, pedestal wash hand basin, double panel radiator, shaver point with light, airing cupboard housing water tank and access to a part boarded loft.

Rear Garden

Enclosed good sized garden laid mainly to lawn with beds and borders, patio area, pond, two sheds, green house and summer house.

Front Aspect

Blocked paved drive providing off road parking.

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

D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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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