

NO ONWARD CHAIN



House - End Terrace

DISCOVERY LANE EVESHAM WR11 3JJ

Asking Price

£230,000

FEATURES

- ** UNDER OFFER ** End of Terrace Home
- Open Plan Living Space
- Garden to the Rear
- Energy Rating = C
- Two Double Bedrooms
- Built in 2015
- Off Road Parking to the Side Aspect
- Council Tax Band = C



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2 Bedroom House - End Terrace located in Evesham

Entrance Hall

Obscure double glazed door to the front, single panel radiator, tiled floor and telephone point. Leads to the Sitting/Kitchen and W/C

Downstairs W/C

Obscure double glazed window to the rear aspect, dual flush low level w/c, pedestal wash hand basin, tiled splash back, tiled floor and single panel radiator.

Kitchen Area

9'8" x 6'0"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, splash back, built in gas hob with filter hood over, built in electric oven, built in washing machine, built in fridge/freezer and tiled floor. Opens to the Sitting area.

Sitting Area

14'8" x 13'2" max

Double glazed window to the side aspect, double glazed 'French' doors to the rear aspect, fitted carpet, two double panel radiators and fitted storage cupboard.

Landing

Fitted Carpet. Leads to Both Bedrooms and Bathroom

Bedroom One

13'2" x 8'4"

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

Bedroom Two

13'3" x 9'1"

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

Bathroom

Double glazed obscure window to the side aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin set into a vanity unit, heated towel rail, tiled floor, spot lights, shaver point and extractor fan.

Rear Aspect

Enclosed rear garden laid mainly to lawn, patio area and side gated access.

Front Aspect

Path leading to the front and off road parking to the side of the property for one vehicle.

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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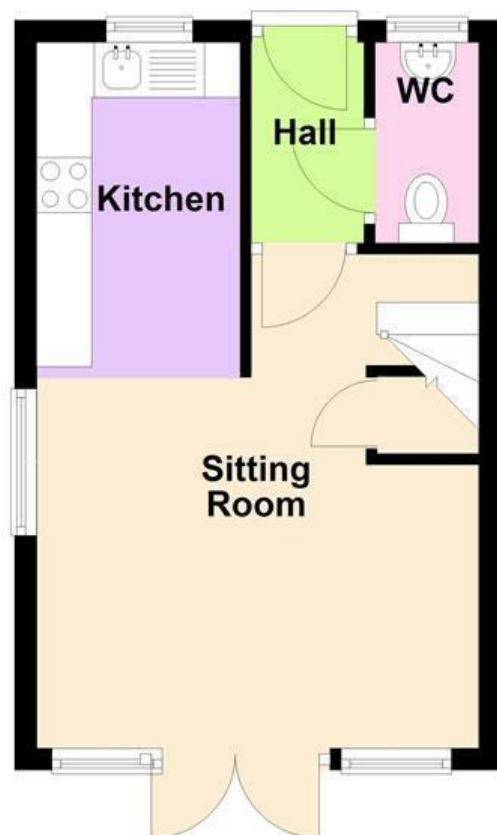
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www.avonestates.net

Council Tax Band

C

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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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