

FREEHOLD



House - Terraced

PERSHORE ROAD, EVESHAM WR11 2LX

£225,000

FEATURES

- No Onward Chain
- Previously Sold After Just One Viewing
- Attic Room
- Terrace Home
- Unexpectedly Back On The Market
- Two Double Bedrooms
- Close To Evesham Town Centre
- Rear Garden



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2 Bedroom House - Terraced located in Evesham

Entrance Hall

Obscure double glazed door leading onto Sitting Room, stairs to first floor

Sitting Room

10'9 x 11'9

Doubler Glazed bay window to front aspect, sky point, wood effect flooring, double radiator, open fire place, leading into kitchen/dining area

Kitchen/Diner

14'2 x 12'9

double glazed windows to rear aspect and door leading out to garden area , double panelled radiator, wood effect flooring, a range of wall and base units with work surface over, 1 1/2 bowl sink with drainer and mixed taps equipped with a tiled splashback, spot lights, filter hood, built in gas hob with electric oven, space for washing machine and fridge, storage under stairs

Landing

leads onto bedroom two, three and bathroom.

Attic Room

14'4 x 11'6

Double glazed sky light to front aspect, double radiator, storage in eave, fitted carpet

Bedroom One

10'9 x 11'9

double glazed window to rear aspect, single radiator, fitted carpets.

Bedroom Two

7'6 x 13

Double glazed window to rare aspect, single radiator, fitted carpet

Bathroom

Obscured double glazed window, four piece white suite, low level w/c. pedestal

wash hand basin with tiled splash back, heated towel rail, both bath and separate double shower, spot lights, extractor fan

Rear Aspect

Enclosed garden with patio area, gravelled area for pots, rear gated access, courtesy lighting, cold water tap, brick built shed with both power and lightening.

Front Aspect

Gravelled area for pots, storm porch.

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.

Council Tax Band

Currently tax band 'B ' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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 -B

Energy Performance 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	58	
(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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