

CLOSE TO TOWN
CENTRE



House - End Terrace

ST LAWRENCE ROAD, EVESHAM WR11 4AX

Asking Price

£220,000

FEATURES

- End of Terrace
- Two Reception Rooms
- Close to Town Centre
- Council Tax Band = B
- Two Bedrooms
- Conservatory
- Energy Rating = C



AVON
ESTATES

2 Bedroom House - End Terrace located in Evesham

Entrance Hall

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

Sitting Room/Dining Room

15'9" x 11'0"

Double glazed window to the front aspect, double glazed window to the rear aspect, double glazed window to the side aspect, Sky point, double panel radiator, gas feature fireplace, fitted carpet and two wall lights. Leads to the Kitchen

Kitchen/Diner

15'9" x 9'4"

Double glazed window to the front aspect, double glazed sliding doors to the rear aspect, range of wall and base unit with worktop over, sink, drainer, mixer tap, built in gas hob with extractor hood over, electric oven, space for a washing machine, space for a fridge/freezer, double panel radiator, tiled floor & wood effect flooring and spot lights.

Conservatory

10'9" x 7'5"

Of brick and double glazed construction, double glazed 'French' doors to the rear aspect, two double panel radiators and fitted carpet. Leads to the Garden

Landing

Obscure double glazed window to the rear aspect, fitted carpet and access to loft. Leads to Both Bedrooms and Bathroom.

Bedroom One

16'0" x 11'4"

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

Bedroom Two

11'8" x 10'0"

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

Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath, separate shower cubicle, low level w/c, wash hand basin, double panel radiator and spot lights.

Rear Aspect

Enclosed garden, side gated access, courtesy lighting, outside cold water tap, off road parking for up to three vehicles.

Front Aspect

Block paved with beds and borders, and storm porch.

Garage

With double doors, space for vehicle, power, space for a tumble dryer and parking in front.

Tenure Freehold

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

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

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

01386 257180

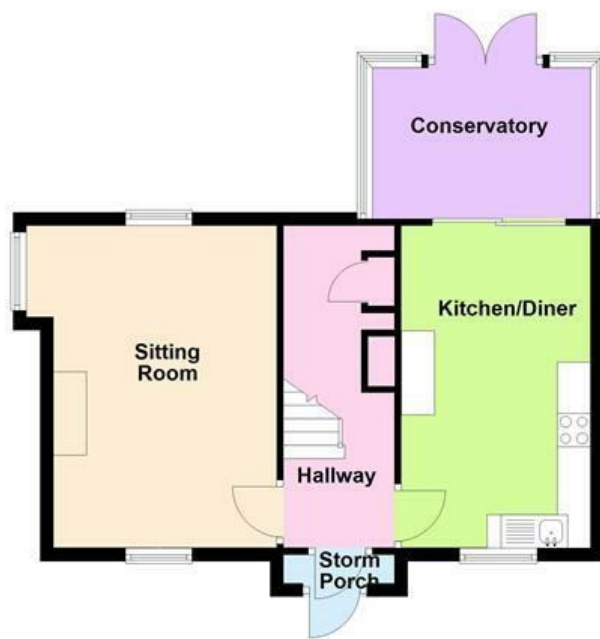
sales@avonestates.net

www.avonestates.net

Council Tax Band = B

Energy Rating = C

Ground Floor



AVON
ESTATES

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.

AVON
ESTATES