

PUTTING GREEN
BALCONY



House - Detached

MILL LANE, CLEEVE PRIOR, EVESHAM WR11 8JZ

Asking Price

£465,000

FEATURES

- Golfers Paradise, With Putting Green Balcony From The Master Bedroom.
- Rotating Summer House For All Year Round 360 Sunshine
- Four Bedrooms
- Detached
- Extended
- Double Garage
- Bedroom One Needs Some Cosmetic Modernisation To Add Your Own Touch
- Utility Room and Downstairs WC
- Garden Room
- Energy Performance Rating - E & Council Tax Band - F



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4 bedroom detached home situated in Cleeve Prior

Entrance Hallway

Door to the front aspect, obscure double glazed windows either side. panel radiator and stairs leading to the first floor. Leads to the Sitting Room, Kitchen and WC.

W/C

Obscure double glazed window to the front aspect, dual low level w/c with matching wash hand basin, wood effect flooring and a panel radiator.

Sitting Room

19'8" x 11'1"

Double glazed bay window to the front aspect, two double panel radiators, TV point, gas feature fireplace and archway leading to the Kitchen. Double glazed doors lead to the Garden Room.

Garden Room

12'6" x 11'8"

Brick and double glazed construction, double glazed doors to the side aspect, polished tiled floor, double panel radiator and ceiling light with fan.

Kitchen

13'0" x 10'7"

Double glazed window to the rear aspect, range of oak wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap, tiled splash back, five ring gas hob with filter hood over, double electric oven, built in dishwasher, fridge, freezer and cupboard housing boiler and shelving.

Utility Room

7'8" x 5'1"

Double glazed window to the rear aspect, sink, mixer tap, work surface, space and plumbing for a washing machine, space for a fridge/freezer, tiled floor and door leading to the garage and garden.

Landing

Fitted carpet and access to loft. Leads to All Bedrooms and Bathroom.

Bedroom One

16'9" x 13'6"

Double glazed window to the front aspect, double glazed window to the rear aspect, TV point, double glazed doors leading to the balcony with artificial grass enabling you to practice your golf putting.

Bedroom Two

11'4" x 10'11"

Double glazed window to the rear aspect, panel radiator, TV point, fitted carpet and range of fitted wardrobes with mirrored doors.

Bedroom Three

11'1" x 10'11"

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

Bedroom Four

8'5" x 8'2"

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

Bathroom

Refurbished bathroom with obscure double glazed window to the front aspect, four piece white suite comprising of, dual flush w/c, wash hand basin, tiled splash back, bath with tiled surround, waterfall mixer tap, walk in rainfall shower and a separate held shower, heated towel rail, spot lights and extractor fan.

Rear Aspect

Gated side aspect leading to the enclosed rear garden laid mainly to lawn, beds and borders, trees and shrubs, patio area, courtesy lighting, outside cold water tap, shed and spinning summer house to enjoy 360 sunshine.

Garage

With two up and over doors to the front aspect, double glazed window to the rear aspect, power and lighting.

Front Aspect

Storm porch, drive providing off road parking for two vehicles, lawn area and courtesy lighting.

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

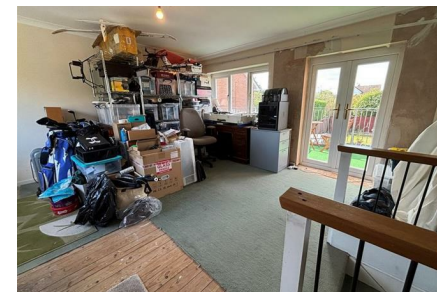
Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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 = F

Energy Rating = E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(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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