

NO ONWARDS CHAIN



Apartment

# 1 BARLEY ORCHARD COURT, CHURCH STREET, EVESHAM, WR11 1EB

Asking Price

£117,500

## FEATURES

- \*\* UNDER OFFER \*\* NO ONWARDS CHAIN
- Two Bedrooms
- Ground Floor Flat
- Close to Town Centre
- Garage
- Council Tax Band - A
- Energy Performance Rating - C



**AVON**  
ESTATES

# 2 Bedroom Apartment located in Evesham

## Sitting Room

14' x 12'

Double glazed window to side aspect, wood effect flooring, single panelled radiator,

## Kitchen

7'1 x 10'2

Double glazed window front aspect, wood effect flooring, range of wall and base units with work surface over, sink, drainer and mixer taps, built in electric hob, built in electric oven, space for both washing machine and fridge freezer. Had a new boiler installed 2024

## Bedroom One

13'3 x 8'8

Double glazed window to front aspect, Fitted triple wardrobe, single panelled radiator, wood effect flooring.

## Bedroom Two

10'2 x 10.5

Double glazed window to front aspect, double glazed window to side aspect, fitted single wardrobe, double panelled radiator, wood effect flooring

## Bathroom

5'3 x 8

Three piece suite, low level W/C pedestal, wash hand basin, heated towel rail, roll top bath with shower over, extractor fan

## Garage

Up and over door.

## Tenure Leasehold

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

## 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 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## NB

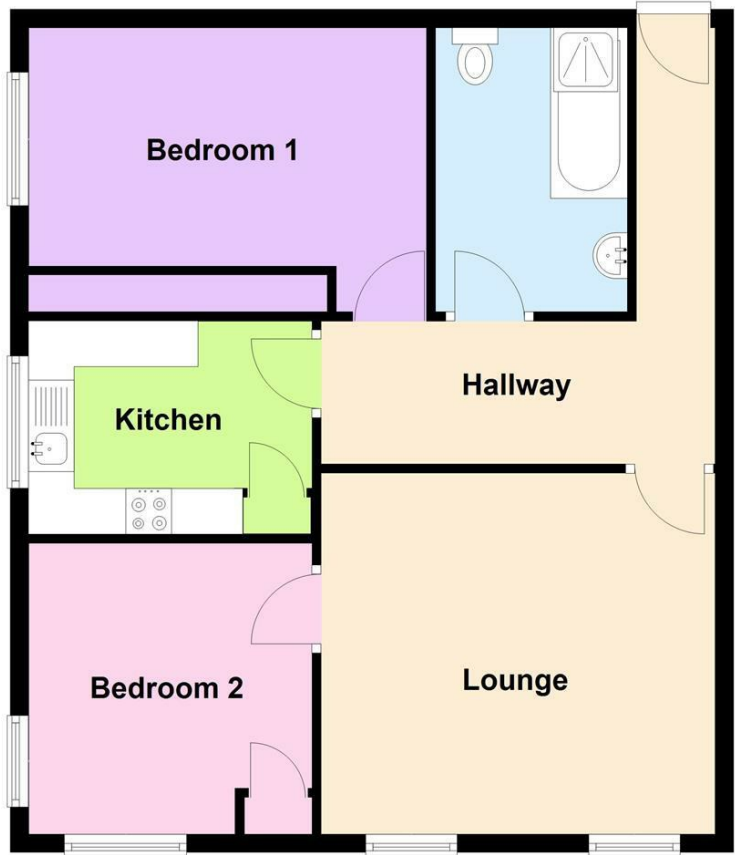
Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of 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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**Ground Floor**



**Council Tax Band**  
**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

