

NO ONWARD CHAIN



House - End Terrace

ISBOURNE CRESCENT, EVESHAM, WR11 1HG

Asking Price
£227,500

FEATURES

- NO ONWARD CHAIN
- End of Terrace property close to local amenities
- Gas Central Heating
- Two Double Bedrooms
- Driveway providing off road parking for 2/3 vehicles
- Doubled glazing where stated
- Modern Shower Room
- Energy Performance Rating - D
- Two Reception Rooms
- Council Tax Band B



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2 Bedroom House - End Terrace located in Evesham

Entrance hall

Obscured double glazed door to side aspect, double glazed window to front aspect, Fitted carpet, Stairs to first floor, Leads onto sitting room and kitchen.

Sitting room

11' x 11'9

Two double glazed window, Tv point, Fitted carpets, electrical feature fire with capped off gas, Picture rail.

Kitchen

5'8 x 9'8

Double glazing to rear aspect, Wood effect flooring, Range of both wall and base units, with work surface over, Sink, Drainer and mixer taps with tiled splashback, Space for washing machine, Gas/electric cooker, Leads onto dining room and outhouse.

Dining room

11'1 x 9'9

double glazing to rear aspect, Single panelled radiator, Cupboard containing boiler, Fitted carpet

Outhouse

9'5 x 9'1

Door to both front and rear aspect, Window to side aspect, space for tumble-dryer and upright fridge/freezer Leads onto W/C,

Downstairs W/C

6'1 x 2'8

Obscured window to rear aspect, Dual flush low level W/C

Landing

Double glazed window to side aspect, Loft access, Airing cupboard with slatted shelving, Leads onto both bedrooms and shower room.

Bedroom One

17'4 x 11

double glazed window to front aspect, double panelled radiator, Fitted carpets.

Bedroom Two

10'9 x 10'9

Double glazed window to rear aspect, Single panelled radiator, Fitted carpets.

Shower room

6'1 x 7'1

Obscured double glazed window to rear aspect, 3 piece white suite, single panelled radiator, Low level W/C with splash back, Wood effect flooring, Double separate shower.

Rear aspect

Enclosed garden, Laid to lawn, Beds and borders, Patio area, Cold water tap.

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

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.

Tenure Freehold

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



Call us on

01386 257180

sales@avonestates.net

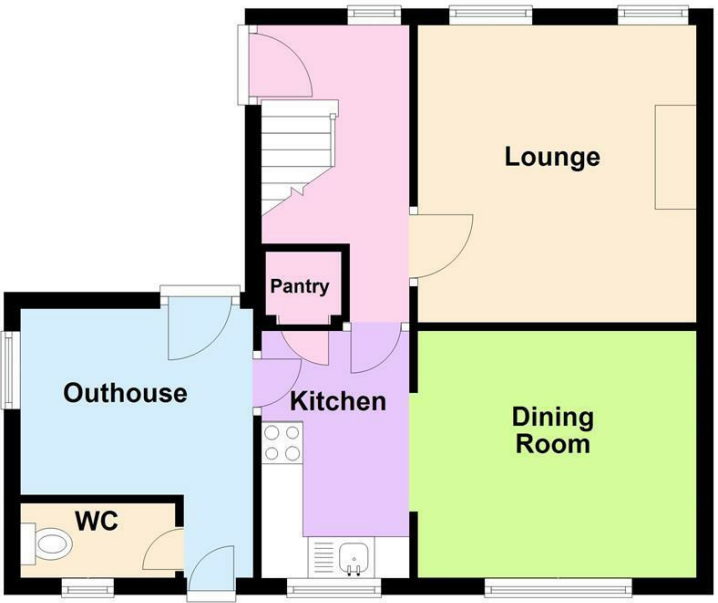
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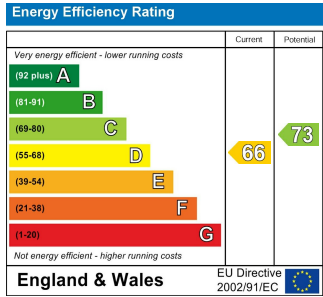
Council Tax Band - B

Energy Performance Rating - D

Ground Floor



First Floor



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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