

House - Terraced

**HARVEY ROAD,  
EVESHAM,  
WR11 3BQ**

Asking Price  
**£250,000**

**FEATURES**

- \*\* SOLD \*\* Family Home
- Three Bedrooms
- Off Road Parking
- Low Maintenance Garden
- Council Tax Band - C
- Mid Terraced
- Large Lounge/Diner
- Garage
- Close To Local Schools
- Energy Performance Rating - D



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# 3 Bedroom House - Terraced located in Evesham

## Porch Area

Obscure double glazed front door, obscure double glazed window to side aspect, wood effect flooring and leads to Garage & Lounge/Diner

## Lounge/Diner

17'2" max x 23'2"

Double glazed window to front aspect, double glazed 'French' doors to rear aspect, TV point, telephone point, fitted carpet, two flat panel radiators, electric feature fire with brick surround, storage under stairs and leads to Kitchen.

## Kitchen

9'3" x 6'8"

Double glazed window to rear aspect, wood effect flooring, range of wall and base units with work surface over. Sink, drainer, mixer taps and tiled splashback. Filter hood, built in induction hob, built in electric oven, space for washing machine and space for fridge/freezer.

## Landing

Access to part boarded loft with power and lighting. Fitted carpet and leads to Bathroom & Bedrooms.

## Bedroom One

10'9" x 10'8"

Double glazed window to rear aspect, fitted double wardrobes, flat panel radiator and fitted carpet.

## Bedroom Two

11'7" x 10'9"

Double glazed window to front aspect, fitted double wardrobes, flat panel radiator and fitted carpet.

## Bedroom Three

8'4" x 8'5"

Double glazed window to front aspect, fitted single wardrobe, flat panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to rear aspect, flat panel radiator, dual flush WC, pedestal wash hand basin with tile effect splashback, standard bath with shower over and wood effect flooring.

## Garage

Up and over door, power, lighting, wall mounted combi boiler (installed in 2021), plumbing for washing machine, space for tumble dryer, space for fridge/freezer and parking in front.

## Rear Aspect

Enclosed garden, artificial lawn, decked area, gravelled path and side gated access.

## Front Aspect

Block paved driveway for two to three vehicles.

## Tenure Freehold

We understand the property is for sale 'Freehold'. 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 'C' 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

#### Declaration

Declaration Agent's Note: Estate Agents Act (1979) Declaration of Interest. The Vendor of this property is an associate of an Estate Agent within the meaning of the Estate Agents Act and the declaration to that effect is hereby made in accordance within Section 21 of that Act.



Call us on

**01386 257180**

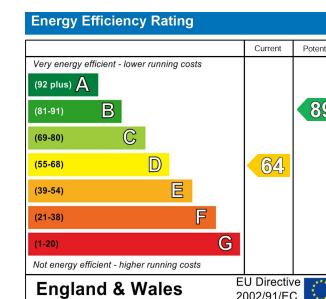
**sales@avonestates.net**  
**www.avonestates.net**

**Council Tax Band - C**

**Energy Performance Rating - D**



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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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