

SEMI DETACHED



House - End Terrace

DONNEY BROOK, EVESHAM, WR11 1YD

Asking Price

£240,000

FEATURES

- SOLD- Close to Local Amenities
- End of Terrace
- New Kitchen, boiler and Roof
- En-Bloc Garage
- Three Bedrooms
- Extended to the Rear Aspect
- Double Glazing & Gas Central Heating
- Energy Rating = TBC. Council Tax Band = C



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3 Bedroom House - End Terrace located in Evesham

Porch

Double glazed door to the front aspect, storage cupboard with wall mounted boiler.

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

14'5" x 12'1"

Double glazed window to the front aspect, wood effect flooring and gas feature fire. Leads to the Kitchen/Diner

Kitchen/Diner

17'0" x 15'0"

Double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in gas hob with filter hood over, built in double electric oven, built in slimline dishwasher, built in washing machine, space for a fridge/freezer, TV point, double panel radiator and storage cupboard under the stairs. Leads to the Garden.

Landing

Airing cupboard, fitted carpet and access to a boarded loft with light. Leads to all Bedrooms and Bathroom.

Bedroom One

13'0" x 8'5"

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

Bedroom Two

10'0" x 8'4"

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

Bedroom Three

9'2" x 6'4"

Double glazed window to the rear aspect, single fitted wardrobe over the stairs, single panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin and single panel radiator.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders.

Front Aspect

Path leading to the front door.

En-Bloc Garage

16'1 x 7'8"

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 'C' 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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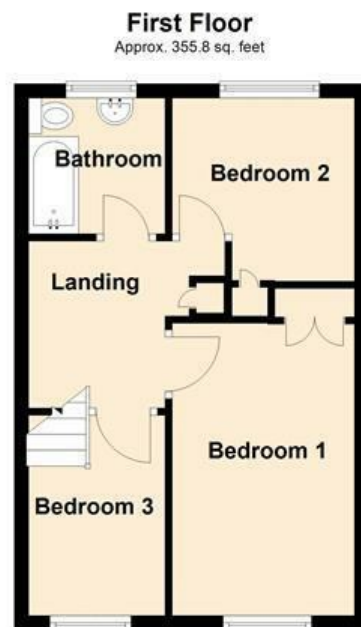
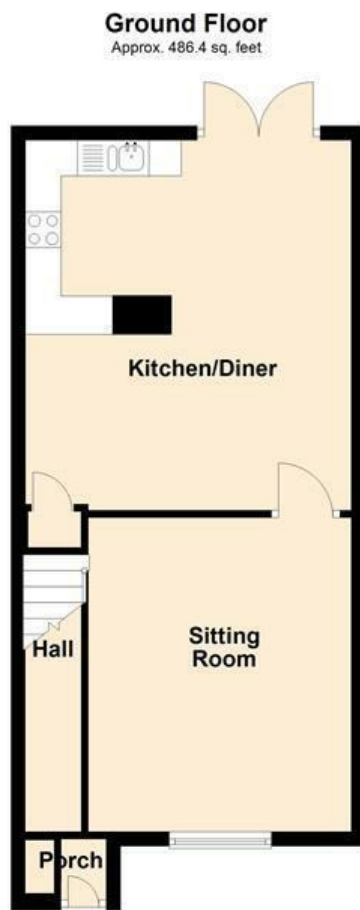
01386 257180

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Council Tax Band = C

Energy rating = TBC



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Total area: approx. 842.1 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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.

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