

LARGE REAR GARDEN



Bungalow - Semi Detached

WASHINGTON ROAD, WICKHAMFORD, EVESHAM WR11 7RY

Asking Price

£269,950

FEATURES

- Semi Detached Bungalow
- Village Location
- Garage
- Energy Rating = TBC
- Two Bedrooms
- Large Enclosed Rear Garden
- Off Road Parking for Four Vehicles
- Council Tax Band = C



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2 Bedroom semi-detached bungalow located in Wickhamford

Entrance Hallway

Obscure double glazed door to the side aspect, single panel radiator, fitted carpet and access to a part boarded loft with ladder and light.

Bathroom

Obscure double glazed window to the side aspect, three piece suite comprising of bath with shower fitting, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, tiled floor and shaver point.

Bedroom Two

9'7" x 5'8"

Double glazed window to the front aspect, double fitted wardrobes with full length mirrored doors, single panel radiator and fitted carpet.

Bedroom One

11'9" x 9'6"

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

Sitting/Dining Room

17'9" x 11'8"

Double glazed window to the rear aspect, double glazed door to the rear aspect, two single panel radiators, space for an electric fire, capped off gas point, TV point and fitted carpet. Leads to the Kitchen.

Kitchen

8'0" x 7'6"

Double glazed window to the rear aspect, double glazed door to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in electric hob with filter

hood over, built in electric oven, capped off gas point, space and plumbing for a washing machine, space for a fridge and fitted carpet.

Rear Garden

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, gravelled area suitable for pots, side gated access, shed, green house and area for Kitchen garden.

Front Aspect

Lawn, beds and borders, courtesy lighting, outside cold water tap and driveway providing off road parking for four vehicles.

Large Garage

22'5" x 11'8"

With up and over door, windows to the rear and side aspects, pedestrian door leading to the garden to power and 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 '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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Ground Floor



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Council Tax Band = C

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