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Your home may be repossessed if you do not keep up repayments on your mortgage or other loan secured on it.



MISREPRESENTATION ACT 1991 These particulars are set out as a guide only for the guidance of interested purchasers and does not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to neither Avon Estates as agents, nor any employees of the agents any authority to make or give representation or warranty whatever in relation to the property. All measurements are approximate and Avon Estates has not tested any apparatus, fixtures, fittings, central heating system, or services mentioned in these particulars, purchaser should satisfy themselves as to the working order or condition.



Basson Court
Evesham, WR11 2RP
Asking Price Of £184,000

IDEAL FTB OR INVESTMENT - A two bedroom semi detached property located in a sought after area on the outskirts of Evesham. The accommodation briefly comprises of Kitchen/Breakfast Room, Downstairs W/C, Sitting Room, Conservatory, Two Bedrooms and a Bathroom. The property benefits from double glazing, gas central heating and enclosed walled garden. There is also allocated parking and it is within walking distance to local amenities. EPC = B. NO ONWARD CHAIN



KITCHEN/BREAKFAST ROOM 11' 8" x 11' 7" (3.56m x 3.53m) Double glazed window to the front aspect, obscure double glazed door to the front 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, space and plumbing for a washing machine, space for a fridge/freezer and double panel radiator.

CLOAKROOM Dual flush low level w/c, wash hand basin and extractor fan.

SITTING ROOM 11' 9" x 11' 8" (3.58m x 3.56m) Double glazed 'French' doors to the rear aspect, TV point, telephone point, double panel radiator, fitted carpets and stairs leading to the first floor. Leads to the Conservatory.

CONSERVATORY 9' 3" x 5' 6" (2.82m x 1.68m) Double glazed double door to the rear aspect, electric heater and tiled floor. Leads to the Garden.

LANDING Airing cupboard containing wall mounted 'Combi' boiler, fitted carpets and access to the loft. Leads to Both Bedrooms and Bathroom.

BEDROOM ONE 11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to the rear aspect, single panel radiator, and fitted carpets.

BEDROOM TWO 7' 11" x 6' 9" (2.41m x 2.06m) Double glazed window to the front aspect, single panel radiator and fitted carpets.

BATHROOM Obscure double glazed window to the front aspect, white three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

GARDEN Enclosed rear walled garden with established Wisteria, beds & borders, rear gated access and space for a shed.

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



SITUATION Evesham is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon, and within easy reach of the Cotswolds, The Malvern Hills and the Forest of Dean. For more information on the town and its services visit www.eveshamtown.co.uk

Evesham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London and Paddington, via Oxford and Reading, and with journey times of less than two hours.

With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce, with many local pubs and restaurants making the most of locally sourced high quality produce.

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

