

VILLAGE LOCATION



House - Semi-Detached

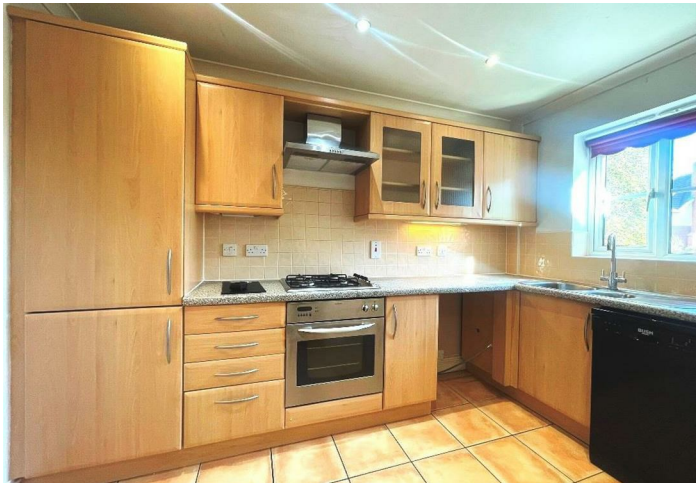
PRIORS GRANGE, SALFORD PRIORS, EVESHAM, WR11 8XP

Asking Price

£315,000

FEATURES

- **** SALE AGREED **** No Onward Chain
- Village Location
- Garage and Off Road Parking
- Three Bedrooms
- Two Bathrooms
- Enclosed Rear Garden
- Energy Rating = C
- Council Tax Band = D



AVON
ESTATES

3 Bedroom Semi-Detached property in Salford Priors

Entrance Hallway

Obscure double glazed front door, double panel radiator, wood effect flooring and stairs leading to the first floor. Leads to the W/C, Sitting Room and Kitchen.

Downstairs W/C

Obscure double glazed window to the front aspect, W/C, wash hand basin, tiled splash back, wood effect flooring and single panel radiator.

Sitting Room

15'0" x 13'0"

Double glazed 'French' doors leading to the conservatory, TV point, telephone point, fitted carpet, single panel radiator and gas feature fireplace. Leads to the Conservatory

Kitchen

11'0" x 6'0"

Double glazed window to the front aspect, range of wall and base unit with worktop over, one and a half bowl sink, drainer, tiled splash back, built in gas hob with filter hood over, built in electric oven, built in fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled floor and single panel radiator.

Conservatory

11'11" x 8'0"

Double glazed 'French' doors to the side aspect and tiled floor. Leads to the garden.

Landing

Fitted carpet, airing cupboard with wall mounted boiler and slatted shelving. Access to loft. Leads to all bedrooms and bathroom.

Bedroom One

13'1" x 13'0"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, TV point and fitted carpet. Leads to the En-Suite.

En-Suite

Obscure double glazed window to the front aspect, shower cubicle, w/c, wash hand basin, tiled splash back, single panel radiator, tiled floor and extractor fan.

Bedroom Two

11'11" x 8'0"

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

Bedroom Three

13'0" x 6'0"

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

Bathroom

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

Rear Aspect

Enclosed rear garden laid mainly to lawn, beds and borders, slabbed area, side gated access, courtesy lighting and outside cold water tap.

Front Aspect

Lawn, courtesy lighting, electric power point and off road parking. Leads to the Garage.

Garage

With up and over door, space for vehicle, power, lighting, space for a tumble dryer and space for a fridge/freezer.

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 'D' 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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Council Tax Band = D

Energy Rating = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		71	
(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.

