

IMPRESSIVE FAMILY  
HOME



House - Detached

# RECTORY CLOSE, HARVINGTON, EVESHAM WR11 8NW

Asking Price

£765,000

## FEATURES

- Five Bedrooms
- Detached Home Offered With No Onward Chain
- Village Location
- Four Reception Rooms
- Downstairs WC, Utility and Jack 'n' Jill En Suite
- Front and Rear Gardens
- Garage with Car Pit and Off Road Parking
- Workshop
- EPC = E, Council Tax = F



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# 5 Bedroom House - Detached located in Evesham

## Entrance Hallway

Double glazed door and windows to the front aspect, wooden parquet flooring and stairs leading to the first floor. Leads to the W/C, Sitting Room and Dining Room.

## W/C

Obscure double glazed window to the front aspect, low level w/c, pedestal wash hand basin and fitted carpet.

## Sitting Room

23'4" x 13'9"

Double glazed window to the front aspect, double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door to the rear aspect, TV point, fitted carpet, floor heating vents and open fire. Leads to the Dining Room.

## Kitchen/Diner

18'9" x 11'8"

Double glazed window to the rear aspect, range of base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for an double oven electric cooker with filter hood over, space and plumbing for a dishwasher, space for a fridge, tiled floor and spot lights.

## Dining Room

11'4" x 10'9"

Double glazed window to the rear aspect and fitted carpet. Leads to the Kitchen

## Utility

10'5" x 6'3"

Double glazed window to the side aspect, double glazed door, sink, drainer, mixer tap, space and plumbing for a washing machine and space for a fridge/freezer.

## Landing

Double glazed window to the front aspect, fitted carpet and access to loft with power and lighting.

## Bedroom One

14'1" x 13'9"

Double glazed window to the rear aspect, double glazed window to the side aspect, double fitted wardrobes and fitted carpet.

## Jack 'n' Jill Shower Room

Obscure double glazed window to the side aspect, shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back, spot lights, heated towel rail, tiled floor, extractor fan and shaver point.

## Bedroom Three

13'9" x 8'9"

Double glazed window to the front aspect, fitted carpet. Leads to the Jack 'n' Jill Shower Room.

## Bedroom Two

13'0" x 11'0"

Double glazed window to the rear aspect, fitted carpet, sink and wall lights.

## Bedroom Four

8'9" x 8'8"

Double glazed window to the rear aspect, double fitted wardrobes, sink and fitted carpet.

## Bedroom Five

8'9" x 8'6"

Double glazed window to the rear aspect, sink, single panel radiator and wooden flooring.

## Study

10'10" x 6'7"

Double glazed window to the rear aspect, two fitted wardrobes and fitted carpet. Air vent heating.

## Playroom

19'4" 9'1"

Double glazed window to the rear aspect, double panel radiator and wooden flooring.

## Bathroom

Obscure double glazed window to the front aspect, three piece suite comprising of bath with shower over, low level w/c, wash hands basin, heated towel rail, fitted carpet and shaver point with light.

## Large Rear Garden

Enclosed wrap around garden laid mainly to lawn, slabbed patio area, courtesy lighting, outside cold water tap and availability for off road at the rear.

## Workshop

11'8" x 8'3"

Double glazed 'French' doors to the rear aspect, double glazed window to the side aspect and work benches. Window into the garage. Leads to the Garage.

## Front Aspect

Lawn area and driveway providing off road parking for four vehicles. Leads to the Garage.

### Garage

18'8" x 16'2"

With up and over door, space for vehicle, power, lighting, single panel radiator. Access to the Kitchen/Diner.

### 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 'F' 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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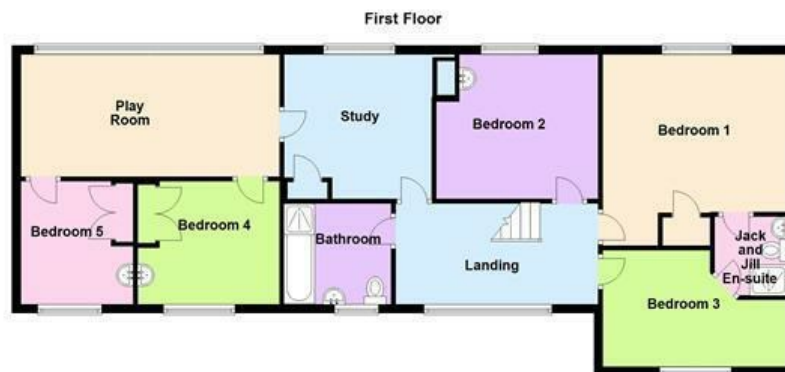
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = F

**Energy Rating = E**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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