





House - Terraced

LIME STREET, EVESHAM, WR11 3AW

Realistic Offers Considered

£210,000

FEATURES

- Discreet Location
- Close To Local Amenities
- Off Road Parking
- Downstairs W/C
- Council Tax - B
- Two Double Bedrooms
- Spacious Rooms
- Enclosed Rear Garden
- No Onward Chain
- Energy Performance Rating - C

2 1 1 C

AVON ESTATES

2 Bedroom House - Terraced located in Evesham

Sitting Room
14'9" x 13'11"
Double glazed window to the front aspect, door to the front aspect, double panel radiator and fitted carpet. Stairs leading to the first floor.

Kitchen
13'11" x 8'8"
Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and abase units with worktop over, one and a half bowl sink, drainer, mixer tap, gas hob with extractor over, built in electric oven, space and plumbing for a washing machine, understairs storage cupboard, wall mounted boiler and tiled flooring.

W/C
Low flush w/c and wash hand basin.

Landing
Doors leading to both bedrooms and bathroom.

Bedroom One
13'11" x 10'4"
Double glazed window to the front aspect, double panel radiator and fitted carpet.

Bedroom Two
13'11" x 8'9"
Double panel radiator to the rear aspect, double panel radiator and fitted carpet.

Bathroom
White three piece suite comprising of bath with mixer shower over, low flush w/c, pedestal wash hand basin, radiator and tiled flooring.

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

Front Aspect
Off Road Parking for two vehicles.

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 'B' 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

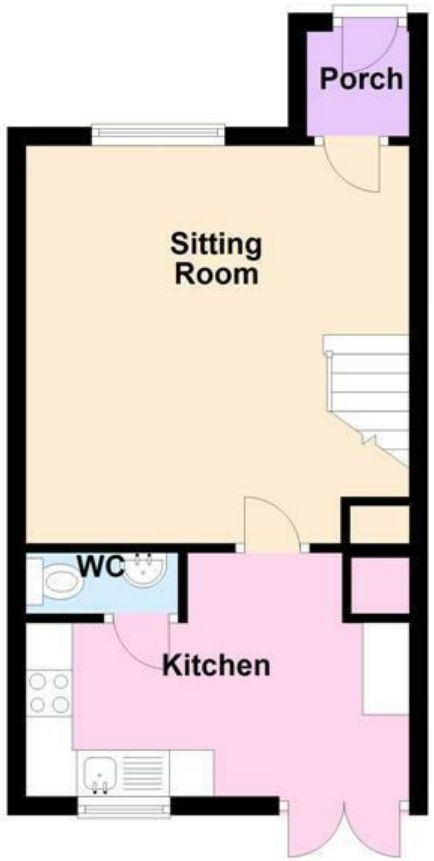

TARMAK



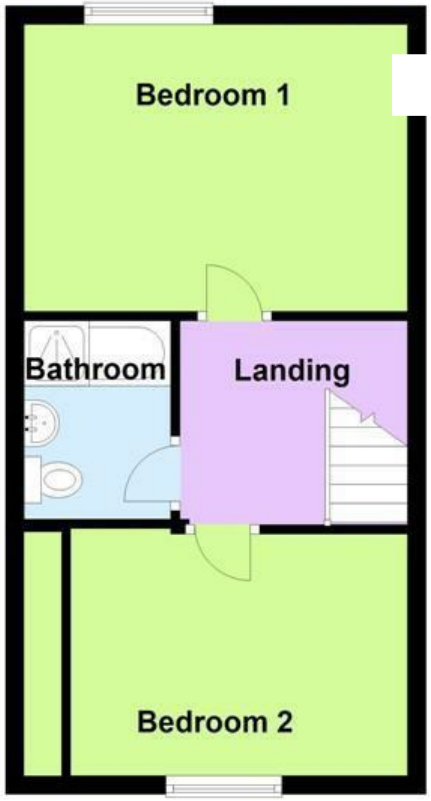




Ground Floor



First Floor



Call us on

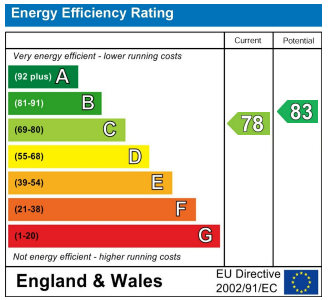
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Council Tax Band - B

Energy Performance Rating - C



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.