



NO ONWARD CHAIN

House - Detached

LAVENDER WALK, EVESHAM, WR11 2LN

Asking Price

£300,000

FEATURES

- **** SOLD **** No Onward Chain
- Sought After Area
- Detached Home
- Three Good Sized Bedrooms
- Two Bathrooms
- Garage and Off Road Parking
- In Need of Some Cosmetic Updates
- South Facing Rear Garden
- Energy Performance Rating - D
- Council Tax Band - D



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3 Bedroom House - Detached located in Evesham

Entrance Hallway

Door to the front aspect, fitted carpet and stairs leading to the first floor.

Downstairs W/C

Obscure double glazed window to the rear aspect, low level w/c, pedestal wash hand basin, single panel radiator. Door leading to the Vestibule.

Vestibule

Double glazed door to the side aspect, door to the downstairs w/c and door to the kitchen.

Sitting/Dining Room

26'1" x 11'4"

Double glazed bay window to the front aspect, fitted carpet, two single panel radiators, a disconnected gas feature fire and wall lights.

Kitchen

10'0" x 9'1"

Double glazed window to the front 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, built in disconnected gas hob with filter hood over, built in electric oven, space and plumbing for a washing machine, space for a fridge and single panel radiator. Door leading to the garage and door to the understairs pantry.

Landing

Fitted carpet. Access to a part boarded loft via loft ladder. Leads to all Bedrooms and Bathroom.

Bedroom One

11'8" x 11'4"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, fitted carpet and airing cupboard housing water tank. Leads to the En-Suite

En-Suite

Obscure double glazed window to the front aspect, low level w/c, pedestal wash

hand basin set into a vanity unit, single shower cubicle, single panel radiator and shaver point with light.

Bedroom Two

14'6" x 8'0"

Double glazed windows to the front and rear aspects, telephone point and fitted carpet.

Bedroom Three

9'1" x 8'1"

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

Bathroom

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

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders and patio area.

Front Aspect

Block paved drive providing off road parking and lawn with beds and borders. Leads to the front door and Garage.

Garage

16'4" x 7'3"

With up and over door, power and lighting. Wall mounted 'Valiant' boiler.

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

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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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