





House - End Terrace

PERSHORE ROAD, HAMPTON, EVESHAM, WR11 2PH

Asking Price

£295,000

FEATURES

- ** SALE AGREED ** Well Presented
- Pre 1900's Cottage
- Utility
- Ensuite To The Master
- End Of Terrace
- Cellar
- Bursting With Period Charm
- Two Log Burners

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AVON ESTATES

3 Bedroom House - End Terrace located in Evesham

Entrance Hall
Obscure double glazed door, single panel radiator, wood effect flooring and stairs to first floor.

Sitting Room
11'8" x 12'6"
Double glazed bay window to front aspect, TV point, telephone point, wood effect flooring with electric underfloor heating and log burner.

Kitchen
17'6" x 8'7"
Double glazed door to side aspect, double panel radiator and tiled floor. Range of wall and base units with work surface over, sink, mixer taps and tiled splashback. Access to boarded loft, with boiler and plenty of storage space. Extractor fan, built in induction hob, built in double electric oven and built in fridge/freezer.

Utility Room
9'6" x 9'6"
Double glazed window to side aspect, tiled floor, range of wall and base units, sink, splashback, single panel radiator, space for washing machine and space for a dishwasher.

Dining Room
12'1" x 12'8"
Double glazed window to front aspect, double panel radiator, wood effect flooring and log burner.

Landing
Loft access and fitted carpet.

Bedroom One
11'9" x 12'7"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator, fitted carpet and sliding barn door that leads to Ensuite.

Ensuite
Shower cubicle, extractor fan, dual flush low level WC, tiled splashback, spotlights and heated towel rail.

Bedroom Two
12'4" x 7'5"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Three
10'1" x 8'6"
Double glazed window to side aspect, single panel radiator and fitted carpet.

Bathroom
Three piece white suite comprising of low level WC, wash hand basin and standard bath with shower over. Heated towel rail, single panel radiator and extractor fan.

Front Aspect
Enclosed garden, laid to lawn, gated access and shed.

Cellar
10'3" x 11'7"
A range of base units and access to rear aspect.

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











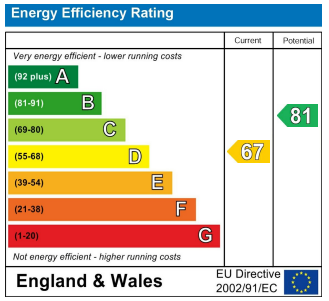
Call us on

01386 257180

sales@avonestates.net
www.avonestates.net

Council Tax Band - B

D



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.