Bretforton Road | Honeybourne | Evesham | WR11 7PE

Offers Over £225,000

COOPER & CO

Key features

- Extended
- Annex/multigenerational living option
- 3 bedrooms
- Utility room
- Downstairs wet room
- Desirable location
- Off-street pakring
- Rear garden
- **NO ONWARD CHAIN**
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**

Description

*** WELL PRESENTED AND EXTENDED THREE BEDROOM END TERRACE, WITH SCOPE TO ADD YOUR OWN STAMP AND POTENTIAL FOR MULTI GENERATIONAL LIVING OR INVESTMENT *** Internally benefiting from 3 bedrooms, family bathroom, lounge, kitchen diner, utility room , downstairs shower room and separate downstairs wc. Externally benefiting from off-street parking via driveway and generous rear garden

Agents Note:
Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

Front
Property is approached via block paved driveway .

Entrance Hall
Tiled flooring, door to lounge and stairs to first floor.

Lounge
Tiled flooring, radiator, feature log burner and surround. Doors leading to extension/downstairs bedroom and to kitchen.

Kitchen/Breakfast Room
Tiled flooring, with a mix of wall and base units, integrated cooker with hob over, wash hand basin with drainer and breakfast bar.

Utility room
Tiled flooring, radiator, pluming and electric for appliances, UPVC DG window and double door to rear garden and door to downstairs wc.

Downstairs WC
Tiled flooring, low flush wc.

Bedroom 3 / Downstairs bedroom
Tiled flooring underfoot, radiator, UPVC DG window to rear aspect and doors to wet room.

Downstairs Wet Room
Fully tiled wet room, walk in shower, low flush wc and stand alone wash hand basin with UPVC DG window to side aspect.

First Floor Landing
Carpet underfoot, doors leading to 2 bedrooms and family bathroom

Bedroom1
Carpeted flooring, radiator, UPVC DG window to front aspect.

Bedroom 2
Carpeted flooring, radiator and UPVC DG window to rear aspect.

Rear Garden
Mix of block paving and lawned areas with side access.

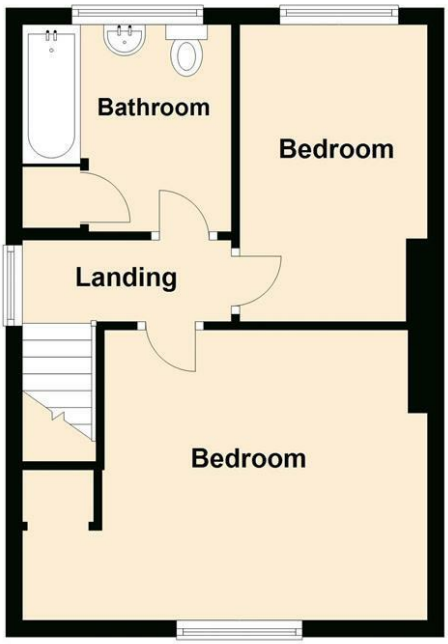
Tenure: Freehold

Council Tax Band: B

Broadband and Mobile Information
Broadband and Mobile Information
To check broadband speeds and mobile coverage for this property please visit:
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker and enter postcode WR11 7PE

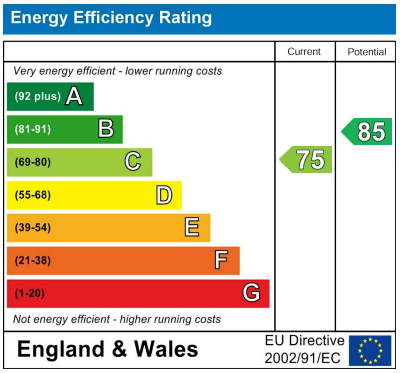
Floor plans

Ground Floor
Approx. 63.3 sq. metres (680.8 sq. feet)



First Floor
Approx. 35.1 sq. metres (377.9 sq. feet)

Total area: approx. 98.4 sq. metres (1058.7 sq. feet)



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