

BEAUTIFULLY  
REFURBISHED



House - End Terrace

# ST PHILIPS DRIVE, EVESHAM, WR11 2RH

Realistic Offers Considered  
**£225,000**

## FEATURES

- **\*\* SALE AGREED \*\*** No Onward Chain
- Two Bedrooms
- Enclosed Rear Garden
- Council Tax Band - B
- End of Terrace
- Recently Refurbished
- Allocated Off Road Parking For One
- Energy Performance Rating - C



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# 2 Bedroom House - End Terrace located in Evesham

## Entrance Hall

Obscure glazed front door, single panel radiator and wood effect flooring. Leads to the Sitting Room

## Sitting Room

16'1" x 11'1"

Double glazed sliding doors to the rear aspect, two single panel radiators and fitted carpet. Stairs leading to the first floor.

## Kitchen

7'10" x 7'10"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in electric oven, space and plumbing for a washing machine., space for a fridge/freezer and wood effect flooring,

## Landing

Access to loft with light and power. Fitted carpet. Leads to Both Bedrooms and Bathroom.

## Bedroom One

13'0" x 11'1"

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

## Bedroom Two

10'1" x 6'1"

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

## Bathroom

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

## Rear Aspect

Enclosed rear garden with patio area, side gated access, outside curtesy lighting and outside cold water tap.

## Front Aspect

Slabbed with lawn, beds and borders, curtesy lighting, storm porch and cold water tap.

## 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

### Declaration

Declaration Agent's Note: Estate Agents Act (1979) Declaration of Interest. The Vendor of this property is an associate of an Estate Agent within the meaning of the Estate Agents Act and the declaration to that effect is hereby made in accordance within Section 21 of that Act.



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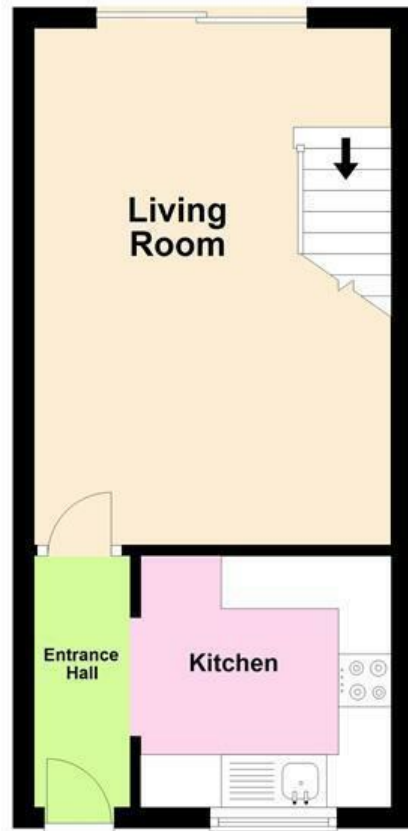
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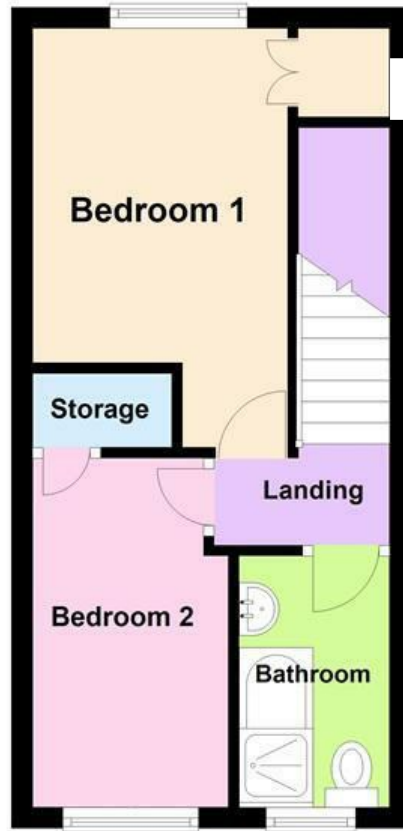
Council Tax Band - B

Energy Performance Rating - C

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		73	
(55-68) D			
(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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