

VILLAGE LOCATION



House - Semi-Detached

LEASOWES ROAD, OFFENHAM, EVESHAM WR11 8RQ

Asking Price

£465,000

FEATURES

- **** SOLD **** Four Good Sized Bedrooms
- EV Car Charger
- Utility Room & W/C
- Two Bathrooms
- Village Location
- Extended Semi Detached
- Stunning South Facing Rear Garden
- 3 Reception Rooms
- Open Fireplace
- Energy Rating = D. Council Tax Band = C



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4 Bedroom House - Semi-Detached located in Evesham

Entrance Hall

Obscure double glazed front door, wood effect flooring, modern radiator and stairs leading to the first floor. Leads to the W/C, Sitting Room and Utility.

W/C

Low level w/c, wash hand basin, tiled splash back, wood effect flooring, single panel radiator and extractor fan.

Utility Room

13'2" x 6'3"

Double glazed window to the front aspect, double glazed door to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, wall mounted 'Worcester Bosch' boiler, single panel radiator and wood effect flooring.

Sitting Room

14'9" x 11'9"

Two double glazed windows to the front aspect, TV point, modern radiator, fitted carpet and open feature fireplace. Leads to the Kitchen/Breakfast Room

Kitchen/Breakfast Room

18'2" x 9'1"

Double glazed stable door to the rear aspect, double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, mixer tap, built in induction hob with filter hood over, built in electric oven, built in dishwasher, built in microwave, built in fridge/freezer and spot lights. Opens up to the Dining Room

Dining Room

10'9" x 10'0"

Glazed 'French' doors leading into the garden room, radiator and wood effect flooring.

Garden Room

12'4" x 12'1"

Brick and double glazed construction, double panel radiator, spot lights and wood effect flooring.

Landing

Fitted carpet and access to a part boarded loft via ladder with light.

Bedroom One

15'1" x 10'0" max

Double glazed window to the rear aspect, single panel radiator and fitted carpet. Leads to the En-Suite

En-Suite

Obscure double glazed window to the front aspect, double shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, heated towel rail, double panel radiator and spot lights.

Bedroom Two

12'0" x 9'8"

Two double glazed windows to the front aspect with views towards open fields, fitted carpet and modern radiator.

Bedroom Three

11'3" x 9'1"

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

Bedroom Four

8'9" x 8'0"

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

Bathroom

Obscure double glazed window to the front aspect, white three piece suite comprising of 'P' shaped bath with shower over, dual flush w/c, pedestal wash hand basin, splash back, heated towel rail, spot lights and extractor fan.

Large South Facing Rear Garden

Very well established rear garden laid mainly to lawn with beds and borders, patio area, decked area for swing seat, decked area with summer house and power, side gated access, courtesy lighting, outside cold water tap, two sheds, potting shed, selection of fruit trees,

Front aspect

Driveway providing off road parking for up to four vehicles, EV charging point and outside 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 'C' 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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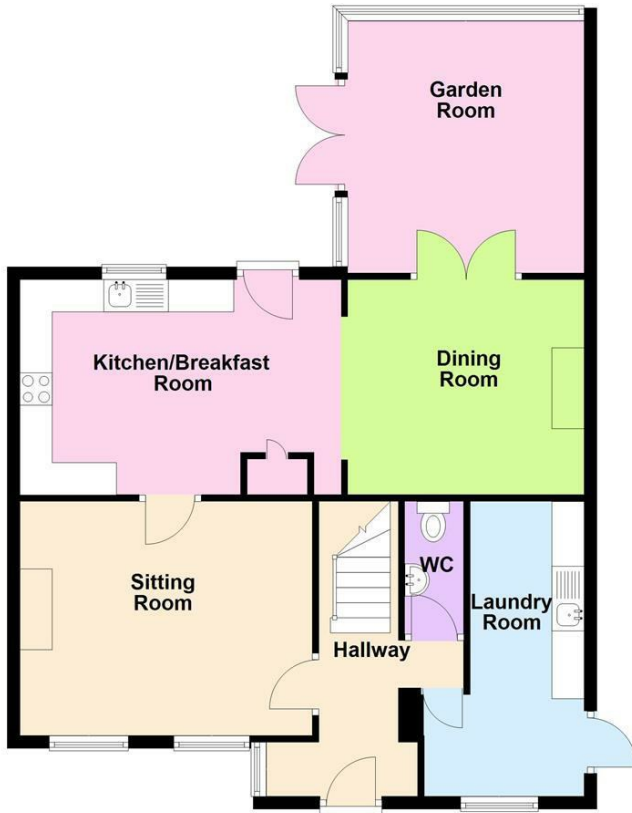
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Council Tax Band = C

Energy Rating = D

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	67		
(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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