

SOUGHT AFTER VILLAGE



House - Semi-Detached

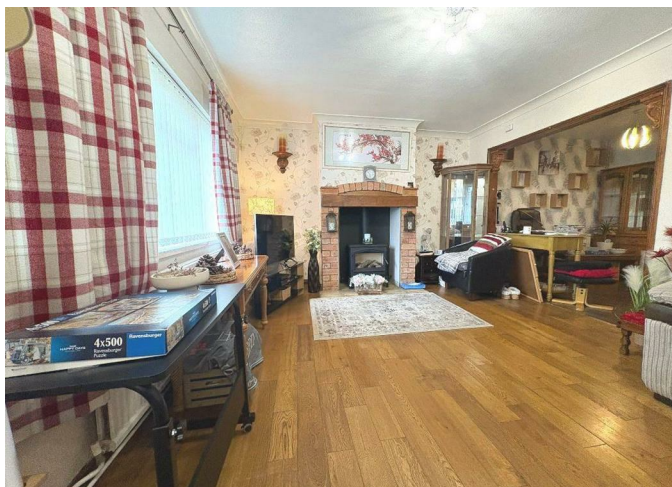
# STATION ROAD, BRETFTORTON, EVESHAM WR11 7HX

Fixed Asking Price

£325,000

## FEATURES

- Attractive Family Home Located In A Sought-After Village
- Three Well-Proportioned Bedrooms
- Single Garage With Additional Parking
- Generous Rear Garden
- Ideal Opportunity To Update And Make It Your Own
- Viewing Highly Recommended
- Council Tax Band - C
- Energy Performance Rating - D



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# 3 Bedroom House - Semi-Detached located in Evesham

## Porch

Double glazed door to the side aspect, double glazed window to the front aspect and tiled floor. Leads to the Sitting Room.

## Sitting Room

15'9" x 12'0"

Double glazed window to the front aspect, telephone point, wood effect flooring, double panel radiator, modern radiator and gas feature fire. Leads to the Kitchen/Breakfast Room

## Kitchen/Breakfast Room

19'2" x 9'2"

Double glazed window to the rear aspect, stable door to the rear aspect, range of wall and base units with worksurface over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in double electric oven, space and plumbing for a dishwasher, space for a fridge/freezer, double panel radiator, wood effect flooring and spot lights. Leads to the Dining Room.

## Dining Room

14'3" x 12'0"

Double glazed window to the side aspect with shutters, double glazed door to the side aspect, double glazed 'French' doors to the rear aspect, wood effect flooring, fitted storage, gas fire and ceiling light with fan. Leads to the Utility Room

## Utility Room

Space and plumbing for a washing machine, space for a fridge/freezer and tiled flooring. Leads to the W/C

## W/C

Obscure double glazed window to the rear aspect, dual flush low level w/c, wash hand basin, tiled splash back and wall mounted electric heater.

## Landing

Double glazed window to the side aspect, access to a board loft via ladder and lighting, Switch is located in the bedroom. Fitted carpet. Leads to All Bedrooms and Bathroom.

## Bedroom One

12'5" x 9'9"

Double glazed window to the front aspect, single panel radiator and wood effect flooring.

## Bedroom Two

11'3" x 9'3"

Double glazed window to the rear aspect, single panel radiator and wood effect flooring.

## Bedroom Three

9'7" x 8'1"

Double glazed window to the rear aspect, single panel radiator, wood effect flooring, airing cupboard with slatted shelving and housing a wall mounted boiler and a corner shower cubicle.

## Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, dual flush w/c, wash hand basin set into a vanity unit, wood effect flooring and double panel radiator.

## Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting, outside cold water tap, summer house/gazebo and area for a kitchen garden.

## Front Aspect

Block paved drive providing off road parking for two/three vehicles and lawn with beds and borders.

## Garage

With up and over door and pedestrian side door.

## 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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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
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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