

VILLAGE OF OFFENHAM



House - Semi-Detached

# MYATT ROAD, OFFENHAM, EVESHAM, WR11 8SB

Asking Price  
**£320,000**

## FEATURES

- Sought After Area
- Three Bedrooms
- Good Sized Garden
- Kitchen/Diner
- Semi Detached
- Off Road Parking
- Garage
- Conservatory



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# 3 Bedroom House - Semi-Detached located in Offenham

## Porch

Double glazed door to the front aspect, tiled flooring and spot lights. Leads to the Entrance Hall

## Entrance Hall

Double glazed front door, single panel radiator, wood effect flooring, telephone point and stairs leading to the first floor. Leads to the Sitting Room.

## Sitting Room

17'1" x 11'7"

Double glazed 'French' doors to the rear aspect, TV point, Sky point, double panel radiator, wood effect flooring and electric feature fireplace.

## Conservatory

11'6" x 10'3"

Brick and double glazed construction, double glazed double doors to the side aspect, single panel radiator and wood effect flooring.

## Kitchen/Diner

17'1" x 8'0"

Double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door to the side aspect, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, built in electric oven, built in dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, single panel radiator, spot lights and wood effect flooring.

## Landing

Fitted carpet and access to boarded loft with light. Leads to All Bedrooms and Bathroom.

## Bedroom One

16'0" x 8'0"

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

## Bedroom Two

14'5" x 7'10"

Double glazed window to the front aspect, single panel radiator, fitted carpet and airing cupboard containing tank and slatted shelving.

## Bedroom Three

11'7" x 8'5"

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

## Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin, tiled splash back, single panel radiator, extractor fan and wood effect flooring.

## Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting and outside cold water tap.

## Front Aspect

Block paved drive providing off road parking for two vehicles and courtesy lighting.

## Garage

With up and over door, power, lighting and wall mounted boiler.

## 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



Call us on

01386 257180

[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band - C

Energy Performance Rating - D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	62		
(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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