

SOUTH FACING GARDEN



House - Detached

HAWTHORN ROAD, EVESHAM, WR11 1HP

Asking Price
£425,000

FEATURES

- **** SALE AGREED ****
- Beautifully Presented
- Corner Plot
- South Facing Garden
- Off Road Parking
- Well Established Private Garden
- Detached
- Four Bedrooms
- Detached Single Garage
- Sun Room
- Highly Sought After Area



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4 Bedroom House - Detached located in Evesham

Entrance Hallway

Obscure double glazed door to the side aspect, double glazed window to the side aspect, single panel radiator, understairs storage cupboard, wood effect flooring, telephone point and stairs leading to the first floor. Leads to the W/C, Sitting Room and Kitchen/Diner.

W/C

Obscure double glazed window to the side aspect, spotlights, dual flush w/c, wash hand basin set into a vanity unit, tiled splash back, wood effect flooring and heated towel rail.

Sitting Room

18'6" x 11'3"

Double glazed bay window to the front aspect, double glazed window to front aspect, TV point, wood effect flooring, two single panel radiators, two wall lights and a feature gas fire.

Kitchen/Diner

18'6" x 9'4"

Range of wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap and tiled splash back. Spotlights, built in gas hob with filter hood over, built in double electric oven, built in dishwasher, built in washing machine, built in fridge/freezer, built in wine cooler, modern radiator and wood effect flooring. Opens to Sun Room Extension.

Sun Room

16'0" x 8'2"

Double glazed window to side aspect, double glazed patio doors to the rear aspect, wood effect flooring and three 'Velux' rooflights.

Landing

Access to boarded loft with power, lighting and loft ladder. Fitted carpet and airing cupboard with slatted shelving, housing wall mounted boiler. Leads to All Bedrooms and Bathroom.

Master Bedroom

9'7" x 9'5"

Double glazed window to the rear aspect, double fitted wardrobe with full length mirrored doors, single panel radiator, ceiling light with fan and fitted carpet. Leads to the En-Suite.

En-Suite

Obscure double glazed window to the side aspect, corner shower cubicle, extractor fan, dual flush w/c, wash hand basin set into a vanity unit, tiled splash back, spot lights, heated towel rail and shaver point with light.

Bedroom Two

11'5" x 9'3"

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

Bedroom Three

9'7" x 6'9"

Double glazed window to the rear aspect, double fitted wardrobe with full length mirrored doors, single panel radiator and wood effect flooring.

Bedroom Four

8'8" x 6'6"

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

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, heated towel rail, spot lights and extractor fan.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, Patio area, side gated access, courtesy lighting, outside cold water tap,, pergola, shed, summer house and outside power point.

Front Aspect

Block paved drive providing off road parking for five vehicles, courtesy lighting, storm porch, gravelled area suitable for pots and double power socket.

Detached Garage

With up and over door, power and lighting.

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 'D' 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 - D

Energy Performance Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(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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