

BUNGALOW LOCATED ON  
OUTSKIRTS OF EVESHAM



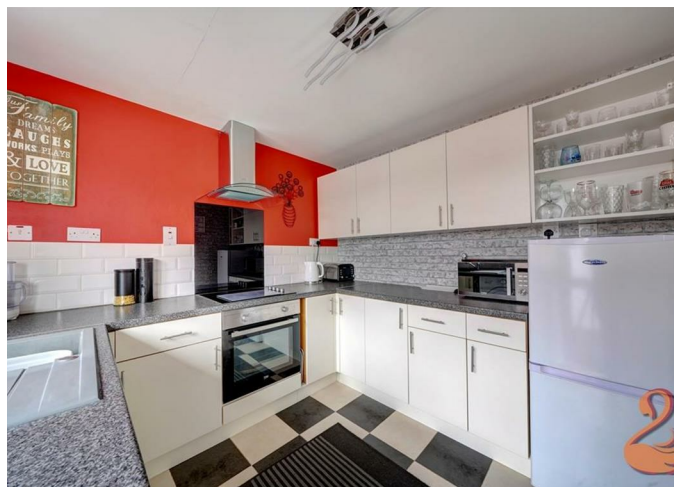
Bungalow - Detached

# SYCAMORE AVENUE, EVESHAM WR11 1YE

Realistic Offers Considered  
**£289,950**

## FEATURES

- Beautifully Presented Detached Bungalow
- Motivated Vendor Ready to Sell
- Cul De Sac Location
- Enclosed Landscaped Garden
- Council Tax Band - C
- Two Bedrooms
- Good Sized Rooms
- Garage and Off Road Parking
- Close to Local Amenities
- Energy Performance Rating - D



**AVON**  
ESTATES

# 2 Bedroom Bungalow - Detached located in Evesham

## Porch

Double glazed door to the side aspect, double glazed window to the front and side aspects and tiled floor.

## Entrance Hall

Double glazed door, double panel radiator, tiled floor and telephone point. Leads to the Sitting Room and Kitchen.

## Kitchen

9x9.2

Double glazed window to the side aspect, double glazed door to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, built in electric oven, space and plumbing for a washing machine, space for a fridge freezer and tiled floor.

## Lounge/Diner

11.7 x 16.4

Double glazed window to the front aspect, Tv point, fitted carpet, double radiator and electric feature fire with a capped off gas point. Leads into the inner hall.

## Inner Hall

Fitted carpet, airing cupboard and a fitted storage cupboard. Leads to Bedroom 1, 2 and Bathroom.

## Bedroom One

10'9" x 10'5

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

## Bedroom Two

9'8 x 11'4

Double glazed door to rear access, double glazed picture window to the rear aspect, double fitted wardrobe, single radiator, TV point and fitted carpet.

## Bathroom

6'3 x 6'3

Obscured window to side access, three piece white suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin, tiled splash back, heated towel rail, tiled floor, shaver point, extractor fan and access to loft.

## Rear Garden

Enclosed garden split into two tiers. a gravelled area suitable for pots, patio area and a grassed lawn with flower beds and borders.

## Front Aspect

Beds and borders, gravelled area for additional parking, off road parking for two and outside cold water tap.

## Garage

16'8" x 8'2"

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 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## Anti Money Laundering

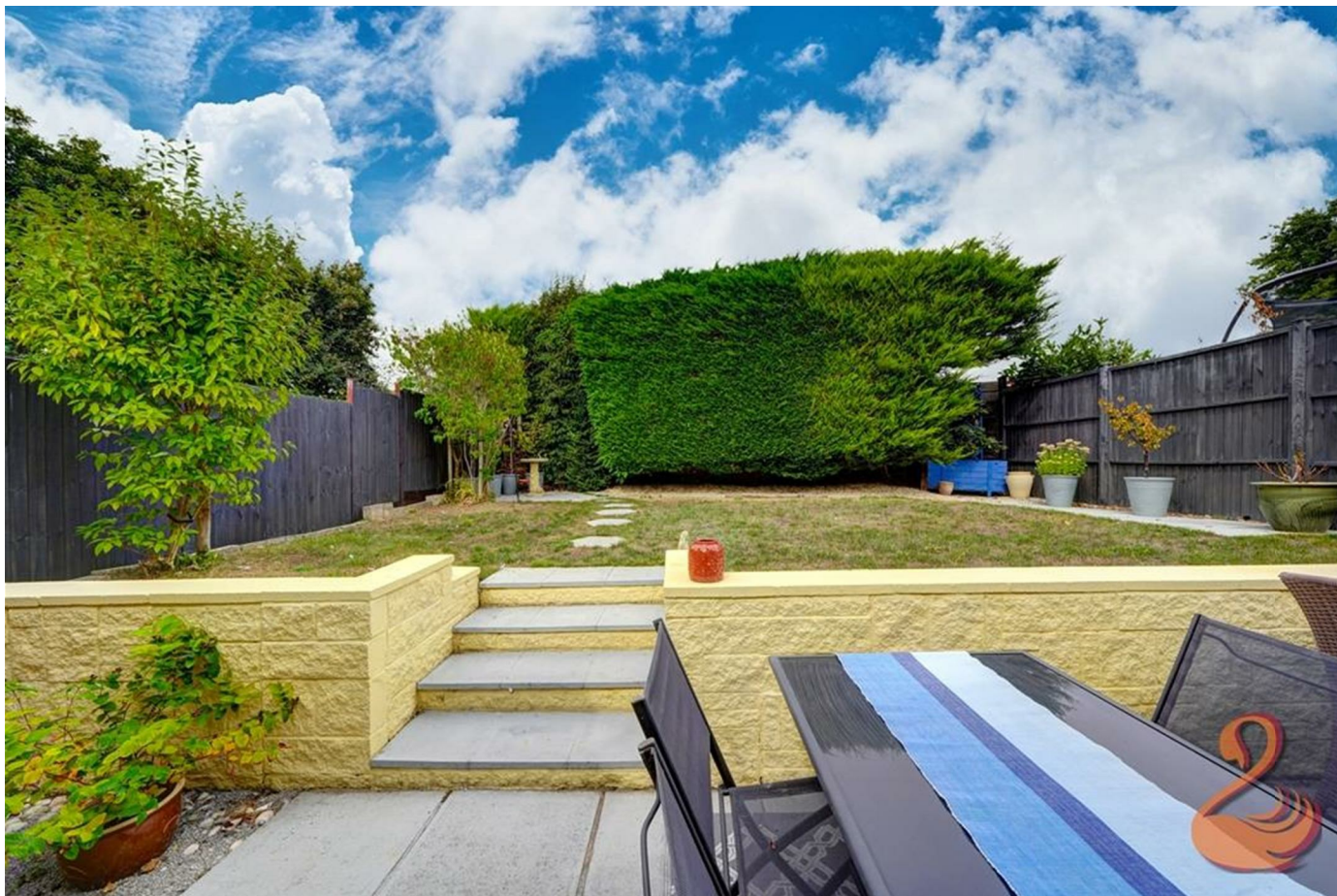
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

## 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



HEAD OFFICE SALES | 7 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE

Call us on

**01386 257180**

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

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

Ground Floor



AVON  
ESTATES

Council Tax Band C

**Energy Performance Rating D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

AVON  
ESTATES