





House - Semi-Detached

WINDMERES, EVESHAM, WR11 1YB

Asking Price
£250,000

FEATURES

- ** SALE AGREED ** Beautifully Presented Two-Bedroom Semi-Detached Home
- Stylish Kitchen With Central Breakfast Island
- Bright Conservatory With Direct Access to The Garden
- Welcoming Sitting Room With Plenty Of Natural Light
- Enclosed Rear Garden With Lawn And Gravelled Seating Area
- Off-Road Parking And garage

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AVON ESTATES

2 Bedroom House - Semi-Detached located in Evesham

Sitting Room
12'9" x 12'3"
Double glazed bay window to front aspect, TV point, telephone point, wood effect flooring, modern radiator, capped off gas point, stairs to first floor and leads to Kitchen/Breakfast.

Kitchen/Breakfast
12'3" x 9'4"
'French' doors to conservatory, modern panel radiator and wood effect flooring. A range of wall and base units with work surface over, sink, drainer, mixer taps and tiled splashback. Spotlights, filter hood, built in gas hob, built in electric oven, built in dishwasher, cupboard housing wall mounted boiler, space for fridge/freezer and leads to Conservatory/Diner.

Conservatory/Diner
9'8" x 9'7"
Brick construction and double glazed. Double glazed 'French' doors to side aspect, double panel radiator and wood effect flooring.

Landing
Double glazed window to side aspect, access to part boarded loft with ladder. Fitted carpet and leads to both Bedrooms and Bathroom.

Bedroom One
12'3" x 10'
Double glazed window to front aspect, fitted single wardrobes, double panel radiator and fitted carpet.

Bedroom Two
9'5" x 6'3"
Double glazed window to rear aspect, fitted single wardrobes, single panel radiator and fitted carpets.

Bathroom
Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, wash hand basin set into vanity and 'P' shaped bath with rainfall shower over. Heated towel rail, wood effect flooring, spotlights, shaver point and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders with railway sleepers, gravelled area for pots, courtesy lighting, cold water tap and outside power point.

Front Aspect
Courtesy lighting, storm porch and gravelled drive providing off road parking for two to three vehicles.

Garage
17' x 7'7"
Up and over electric roller door, power, lighting, plumbing for washing machine and space for tumble dryer.

Tenure Freehold
We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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.

Council Tax Band
Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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









Ground Floor



First Floor



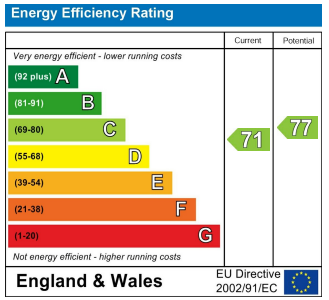
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Council Tax Band B

Energy Performance Rating C



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.