

FOUR BED DETACHED



House - Detached

# CRUMP WAY, EVESHAM, WR11 3JH

Asking Price  
**£369,950**

## FEATURES

- Sold As Freehold
- Four Bedrooms
- Convenient Location
- Spacious Sitting Room
- Garage
- Detached
- Ensuite To Master Bedroom
- Large Kitchen/Diner
- Large Enclosed Garden
- Off Road Parking



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hall

Obscure double glazed door to front aspect, single panel radiator, fitted carpet, telephone point, stairs to first floor, leads to WC, Sitting Room & Kitchen/Diner.

## Downstairs WC

Obscure double glazed window to rear aspect, dual flush low level WC, pedestal wash hand basin, tiled splashback and single panel radiator.

## Sitting Room

13'8" x 18'2"

Double glazed window to front aspect, two double glazed windows to side aspect, double glazed 'French' doors to rear aspect, two TV points, two telephone points, fitted carpet, two double panel radiators and storage under the stairs.

## Kitchen/Diner

10' x 18'2"

Double glazed window to front aspect, double glazed window to side aspect, double glazed 'French' doors to rear aspect, two double panel radiators, range of wall and base units with work surface over. One and a half bowl sink with drainer, mixer taps and tiled splashback. Extractor fan, spotlights, built in 5 ring gas hob, built in double electric oven, built in fridge/freezer, built in dishwasher, built in washing machine and space for a fridge/freezer.

## Landing

Double glazed window to rear aspect, loft access, fitted carpet, airing cupboard with slatted shelving and leads to all Bedrooms and Bathroom.

## Bedroom One

10'5" x 13'

Double glazed window to front aspect, double glazed window to side aspect, fitted double wardrobes with full length mirrored doors, single panel radiator, fitted carpet and leads to Ensuite.

## Ensuite

Obscure double glazed window to rear aspect, double shower cubicle, extractor

fan, dual flush low level WC, pedestal wash hand basin in vanity with tiled splashback, spotlights, heated towel rail, tiled floor and shaver point.

## Bedroom Two

11'1" x 10'

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

## Bedroom Three

11'1" x 10'

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

## Bedroom Four

7'9" x 7'9"

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

## Bathroom

Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and standard bath with shower over. Heated towel rail, tiled floor, spotlights and extractor fan.

## Rear Aspect

Enclosed garden, laid to lawn, patio and side gated access.

## Front Aspect

Beds and borders, courtesy lighting, storm porch, slate gravelled area for pots, cold water tap and driveway providing off road parking for up to three vehicles.

## Garage

9'8" x 19'3"

Up and over door, power, eaves storage 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 'E' 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

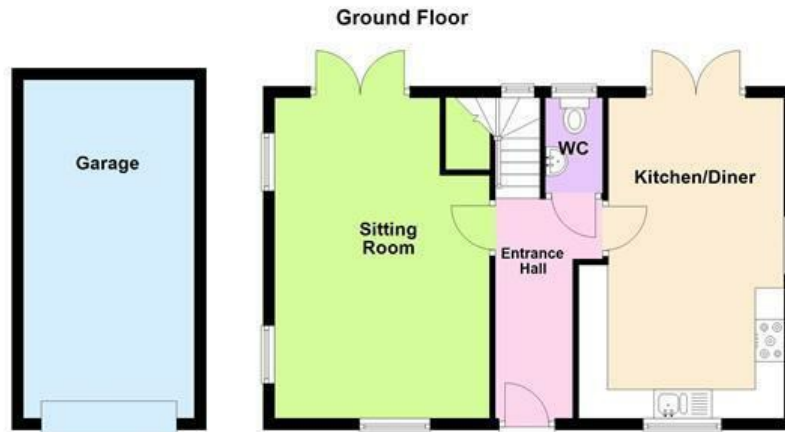
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Council Tax Band - E

B



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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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