





House - Detached

MAIN STREET, OFFENHAM, EVESHAM, WR11 8RL

Asking Price

£460,000

FEATURES

- ** SALE AGREED ** No Onward Chain
- Four Bedroom Detached Home
- Spacious and Well Presented
- Three Reception Rooms
- Conservatory
- Downstairs Cloak Room
- En-Suite to Master Bedroom
- Garage and Off Road Parking
- Village Location
- Energy Performance Rating - D

4 2 3 D

AVON ESTATES

4 Bedroom House - Detached located in Offenham

Entrance Hall
Obscure double glazed door to the front aspect, double panel radiator, 'Karndean' flooring, telephone point and stairs leading to the first floor. Leads to the Cloakroom and Sitting Room.

Cloakroom
Obscure double glazed window to the front aspect, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, 'Karndean' flooring and single panel radiator.

Sitting Room
12'8" x 17'3" max
Double glazed window to the front aspect, telephone point, 'Karndean' flooring and gas feature fire. Leads to the Dining Room.

Dining Room
12'1" x 9'5"
Double glazed sliding doors to the rear aspect, double panel radiator and 'Karndean' flooring.

Kitchen
9'6" x 16'9"
Double glazed window to the rear aspect, range of wall and base units with worktop over, 'Belfast' sink, mixer tap, tiled splash back, filter hood, 'Rangemaster' with hob, built in dishwasher, storage cupboard/pantry, 'Karndean' flooring and single panel radiator.

Study
8'3" x 6'5"
A range of cupboards and desk, single panel radiator and 'Karndean' flooring.

Utility Room
8'4" x 8'9"
Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, splash back, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, double panel radiator and 'Karndean' flooring.

Conservatory
Double glazed construction, double glazed sliding doors to the rear aspect and tiled floor. Leads to the Garden.

Landing
Access to a part boarded loft with ladder. Fitted carpets. Leads to all Four Bedrooms and Family Bathroom.

Master Bedroom
11'3" x 16'2" max
Double glazed window to the front aspect, double panel radiator, TV point and fitted carpets. Leads to the En-Suite.

Ensuite
Shower cubicle, low level w/c, pedestal wash hand basin set into a vanity unit, tiled splash back, heated towel rail, spot lights, tiled floor and extractor fan.

Bedroom Two
11'4" x 12'1"
Double glazed window to the rear aspect, double panel radiator and fitted carpets.

Bedroom Three
8'4" x 12'5"
Double glazed window to the front aspect and fitted carpets.

Bedroom Four
8'4" x 10' max
Double glazed window to the rear aspect, single panel radiator and fitted carpets.

Family Bathroom
Obscure double glazed window to the rear aspect, white four piece suite comprising of bath, dual flush low level w/c, pedestal wash hand basin, tiled splash back, separate shower cubicle, heated towel rail and wood effect flooring.

Rear Aspect
Well established and enclosed rear garden laid to lawn with beds and borders, patio area, gated access, outside cold water tap, power point and shed with power and lighting.

Front Aspect
Driveway providing off road parking and gravelled area.

Garage
17'2" x 8'4"
With up and over door, power, lighting, part double glazed door to the garden and boiler.

Tenure
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

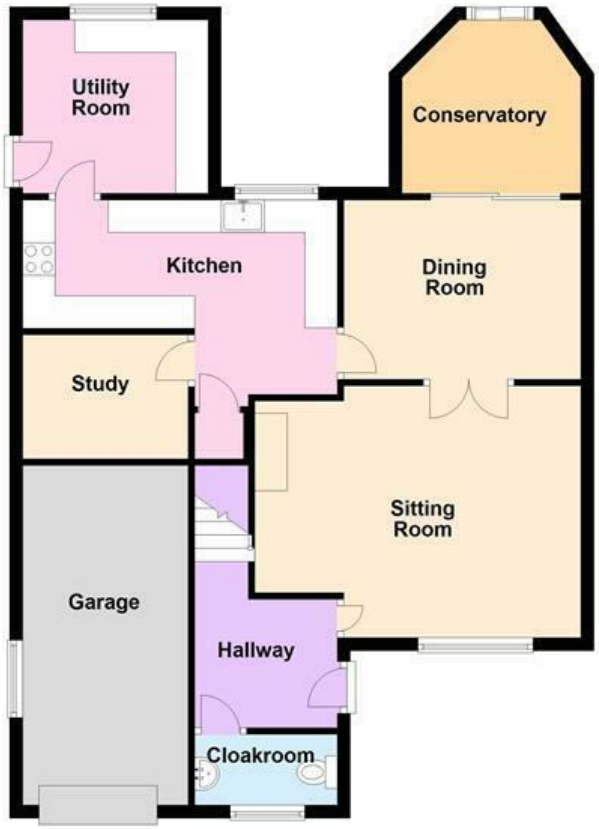








Ground Floor



First Floor



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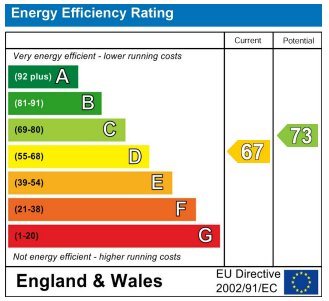
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Council Tax Band - E

D



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.