



Connells

Evesham Road
Norton Evesham

Evesham Road Norton Evesham WR11 4TL

For Sale guide price
£260,000



Property Description

The Grade II Listed thatched cottage is full of character with original beams, inglenook fireplace, flagstone flooring, a country garden, off road parking to the rear and garage.

Hall, sitting room, dining kitchen, utility, cloakroom, three bedrooms and shower room. The property has a cottage garden, off road parking, garage and benefits from no onward chain and gas fired central heating.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Norton is village just outside the market town of Evesham. Evesham has walks and picnic areas along the River Avon, Regal Cinema, supermarkets, bars and restaurants. The property has access to the Cotswolds, Stratford On Avon, Worcester as well as M5 and M42. There is easy access to local amenities and schools.

Accommodation Details

Ground Floor

Hall

A wooden stable door leads into the hall. Ceiling light, wall lights point, flagstone flooring, archway to sitting room, door to dining room.

Cloakroom

Rear facing window, WC, wall light point, radiator, wash hand basin inset into vanity unit, WC, flagstone flooring.

Sitting Room

17' 2" x 10' 11" (5.23m x 3.33m)

Wooden door to front, front and rear facing windows, inglenook fireplace with inset log burner, ceiling light, ceiling beams and beamed walls, flagstone flooring, radiator.

Dinning Kitchen

17' 2" x 11' 3" (5.23m x 3.43m)

Front and rear facing windows, ceiling

light, beamed ceiling, shaker style kitchen with sink, single stainless steel oven and electric hob over, a range of floor mounted units, flagstone flooring, radiator, understairs storage cupboard, seating area, archway to utility and stairs to the first floor.

Utility

5' 3" x 8' 5" (1.60m x 2.57m)

Front facing window, range of floor mounted units, sink, space and plumbing for washing machine and dishwasher, flagstone flooring.

First Floor

Landing

Two front facing windows, beamed ceilings, ceiling light, radiator, storage cupboard, doors to bedrooms and bathroom.

Bedroom One

10' 8" x 10' (3.25m x 3.05m)

Rear facing window, ceiling light and beams, radiator, built in wardrobes.

Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

Front facing window, ceiling light, ceiling beams, radiator.

Bedroom Three

7' 10" x 11' 11" (2.39m x 3.63m)

Rear facing window, ceiling light, ceiling beams, radiator.

Shower Room

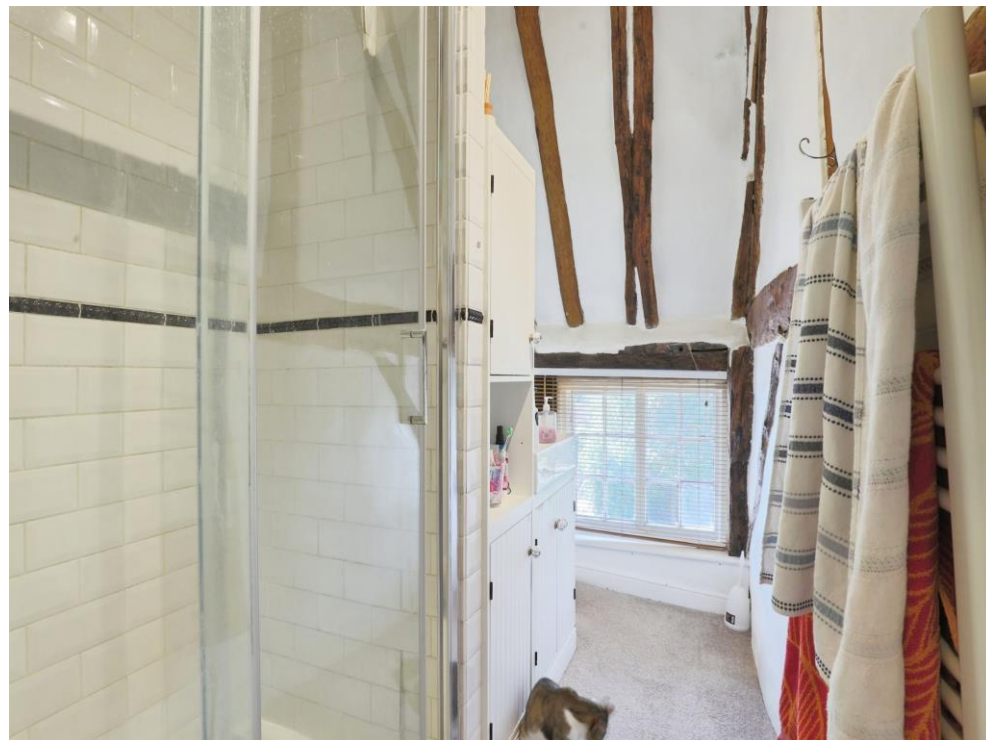
Rear facing, ceiling light, shower cubicle, wash hand basin inset into vanity unit, WC, heated towel rail.

Outside

To the rear of the property there is access to off road parking and the garage. A gate leads to a cottage garden with establish shrubs borders, mature trees and mainly laid to lawn and pathways through.

Services

All services are connected.





To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/WVL307331

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL307331 - 0008