

WELL PRESENTED  
VILLAGE HOME



House - Semi-Detached

# ST EGWINS ROAD, NORTON, EVESHAM, WR11 4TH

Asking Price  
**£325,000**

## FEATURES

- \*\* SALE AGREED \*\* Village Location
- Three Bedrooms
- Good Sized Kitchen/Diner
- Large Rear Garden
- Well Presented
- Off Road Parking
- Good Storage Area's
- Good Sized Bathroom



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# 3 Bedroom House - Semi-Detached located in Norton

## Entrance Hall

Obscure double glazed front door, wood effect flooring and stairs leading to the first floor. Leads to the Sitting Room and Kitchen/Diner.

## Downstairs W/C

Obscure double glazed window to the side aspect, dual flush low level w/c and wood effect flooring.

## Sitting Room

17'0" x 11'0"

Double glazed window to the front aspect, double glazed window to the rear aspect, double panel radiator and fitted carpet.

## Kitchen/Diner

17'0" x 14'0"

Double glazed window to the front aspect, 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, upstand, built in gas hob with extractor fan over, built in electric oven, double panel radiator, wood effect flooring and spot lights. Leads to the Utility.

## Utility Room

7'0" x 7'0"

Double glazed window to the side aspect, range of wall and base units, sink, drainer, mixer tap, space and plumbing for a washing machine, space for a fridge/freezer and wood effect flooring.

## Landing

Obscure double glazed window to the rear aspect, access to loft and fitted carpet.

## Bedroom One

11'1" x 11'0"

Double glazed window to the front aspect, double fitted wardrobes, double panel radiator and fitted carpet.

## Bedroom Two

11'0" x 9'0"

Double glazed window to the front aspect, double fitted wardrobes, double panel radiator and fitted carpet.

## Bedroom Three

8'0" x 8'0"

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

## Bathroom

Obscure double glazed window to the rear aspect, white four piece suite comprising of, bath, low level w/c, pedestal wash handbasin, splash back, shower cubicle, spot lights and tiled flooring with underfloor heating.

## Rear Aspect

Large rear garden laid mainly to lawn, with slabbed patio area, side gated access and outside cold water tap.

## Front Aspect

Lawn and off road parking for two vehicles.

## 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



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Council Tax Band - C

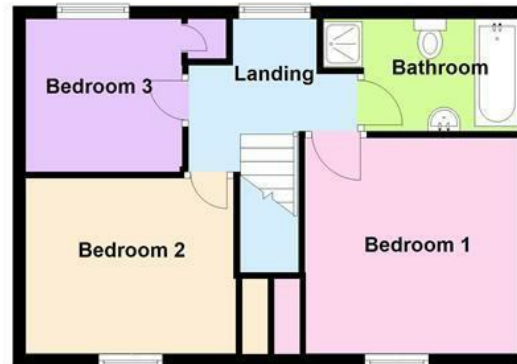
Energy Performance Rating - D

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(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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