

BEAUTIFUL RURAL
VILLAGE



House - Semi-Detached

CROFT LANE, TEMPLE GRAFTON, ALCESTER B49 6PA

Asking Price

£325,000

FEATURES

- Beautiful Position
- In Need Of Modernisation
- Views to Fields
- Gardens to Front and Rear
- Rural Village
- Three Bedrooms
- Ample Off Road Parking
- Energy Rating = F. Council Tax Band = C



AVON
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3 Bedroom House - Semi-Detached located in Alcester

Porch

Leads to the Entrance Hallway

Entrance Hallway

Obscure front door, wood effect flooring and stairs leading to the first floor. Leads to the Sitting Room

Downstairs W/C

Obscure window to the rear aspect and w/c.

Sitting Room

19'0" x 9'0"

Window to the rear aspect, double glazed 'French' doors to the rear aspect, fitted carpet, night storage heater, feature fireplace and serving hatch to the kitchen.

Kitchen

10'0" x 7'0"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for cooker, washing machine, space for a fridge, wood effect flooring and understairs storage cupboard/pantry.

Utility Room

6'0" x 5'11"

Worktop, space for an appliance and storage cupboard. Doors leading to the w/c and lean-to.

Conservatory

13'0" x 7'10"

Double doors to the rear aspect and windows to all aspects.

Landing

Window to the front aspect, fitted carpet, night storage heater and access to the loft.

Bedroom One

12'11" x 9'0"

Two double glazed windows to the rear aspect, two double fitted wardrobes and airing cupboard.

Bedroom Two

11'0" x 10'0"

Double glazed window to the rear aspect, night storage heater, two double fitted wardrobes and fitted carpet.

Bedroom Three

9'11" x 8'0"

Double glazed window to the side aspect, single fitted wardrobe and bulkhead over the stairs.

Bathroom

Obscure double glazed window to the front aspect, three piece suite comprising of bath with shower over, part tiled walls, low level w/c and wash hand basin.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, shed and views over fields.

Front Aspect

Driveway and lawn with beds and borders.

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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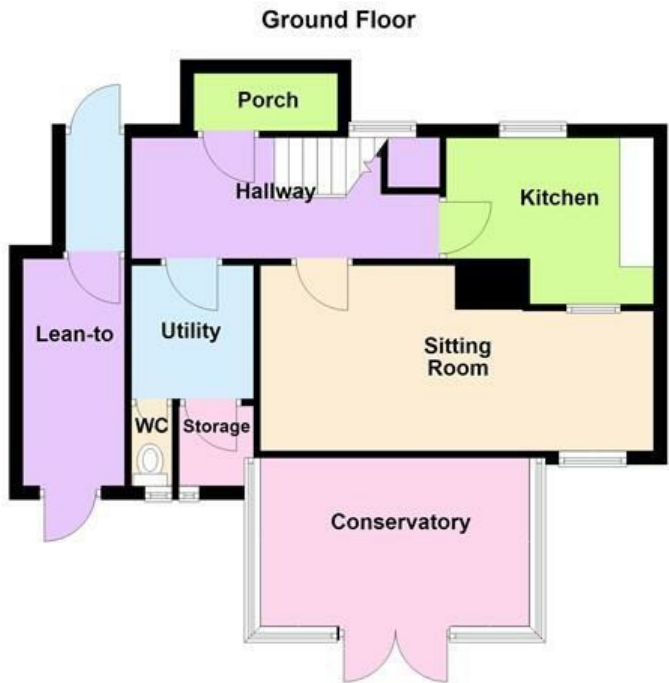
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Council Tax Band = C

Energy Rating = F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
		24
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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