

DETACHED VILLAGE  
HOME



House - Detached

# WESTBOURNE, HONEYBOURNE, EVESHAM, WR11 7PT

Asking Price

## £325,000

### FEATURES

- Detached Village Home
- Three Bedrooms
- Garage
- Off Road Parking
- Enclosed Rear Garden
- Close to Local Amenities
- Two Reception Rooms
- Council Tax Band = C.  
Energy Rating = D



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# 3 Bedroom Detached Home Situated in Honeybourne

## Porch

Obscure double glazed front door leading to the entrance hallway.

## Entrance Hall

Obscure double glazed door to the front aspect.

## W/C

Double glazed window to the side aspect, low level w/c and wash hand basin.

## Sitting Room

14'7" x 14'3"

Double glazed window to the front aspect, double panel radiator, wood effect flooring and gas feature fireplace.

## Dining Room

9'0" x 8'9"

Double glazed 'French' doors to the rear aspect and wood effect flooring

## Kitchen

9'0" x 8'7"

Double glazed window to the rear aspect, door to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in gas hob with filter hood over and built in oven/grill.

## Landing

Fitted carpet. Leads to All Bedrooms and Bathroom

## Bedroom One

10'1" x 9'4"

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

## Bedroom Two

11'3" x 9'4"

Double glazed window to the rear aspect, double fitted wardrobes and fitted carpet.

## Bedroom Three

8'4" x 7'4"

Double glazed window to the front aspect and fitted carpet.

## Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, pedestal wash hand basin.

## Rear Aspect

Enclosed rear garden laid to lawn with established borders, trees and bushes and slabbed patio area.

## Front Aspect

Block paved drive providing off road parking for four vehicles. Lawn to the side aspect, path leading to the front door. Leads to the garage.

## Garage

With up and over door.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

### 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

01386 257180

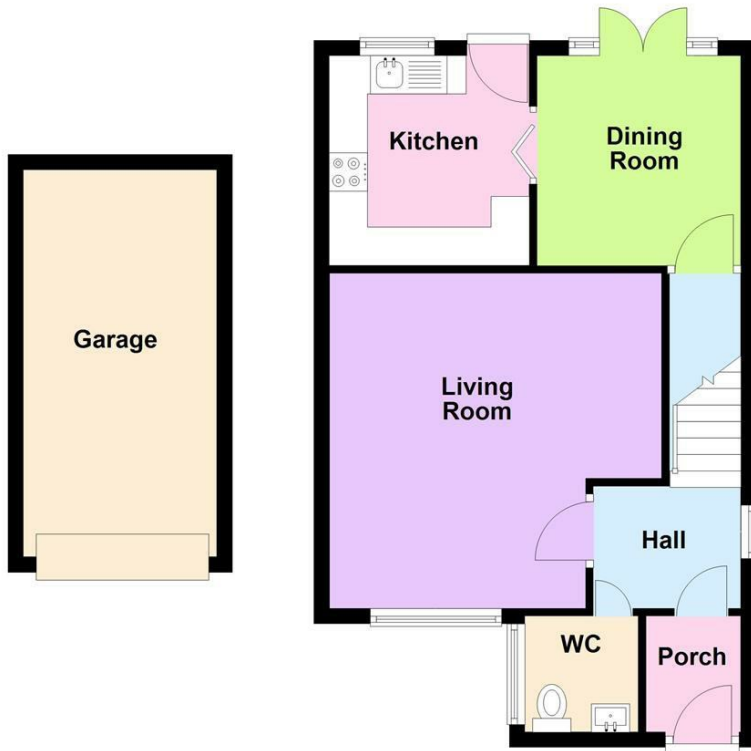
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = C

Energy Rating = D

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(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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