

RICH IN HISTORY



House - End Terrace

THE GREEN, CLEEVE PRIOR, EVESHAM, WR11 8LE

Asking Price
£425,000

FEATURES

- Oldest Dovecote In Worcestershire
- Mid Seventeen Century
- Stone Built Cottage
- Grade II Listed
- Abundance Of History
- Character Features



AVON
ESTATES

2 Bedroom House - End Terrace located in Evesham

Sitting Room

16'4" x 14'7"

Double glazed window to front aspect, two double panel radiators, storage under stairs, stairs to first floor, 'Dutch' oven, inglenook log burner, TV point, leads to Utility/Downstairs WC & Hallway.

Utility/Downstairs WC

Dual flush low level WC, pedestal wash hand basin and plumbing for washing machine.

Kitchen

10'2" x 10'1"

Single glazed window to rear aspect, single glazed door to rear aspect, single panel radiator and fitted dresser. A range of wall and base units with work surface over, sink, drainer, mixer tap and tiled splashback. Built in gas hob, built in electric oven, built in dishwasher and built in fridge.

Garden Room

10' x 9'3"

Timber construction, double glazed door to rear aspect, log burner and fitted carpet.

Landing

Fitted carpet.

Bedroom One

12'6" x 8'4"

Double glazed window to front aspect, fitted double wardrobes, double panel radiator, false decorative fireplace and fitted carpet.

Bedroom Two

9' x 7'

Double glazed window to rear aspect, two fitted double wardrobes, double panel radiator and fitted carpet.

Shower Room

Obscure double glazed window to side aspect, low level WC, pedestal wash hand basin, separate shower, heated towel rail and extractor fan.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, gravelled seating area, mock shepherd hut with power, green house, shed with freezer, power and lighting.

Front Aspect

Path leading to.

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



Call us on

01386 257180

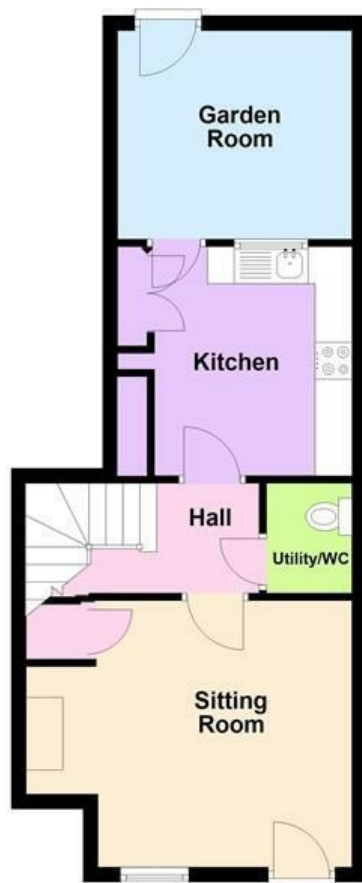
sales@avonestates.net

www.avonestates.net

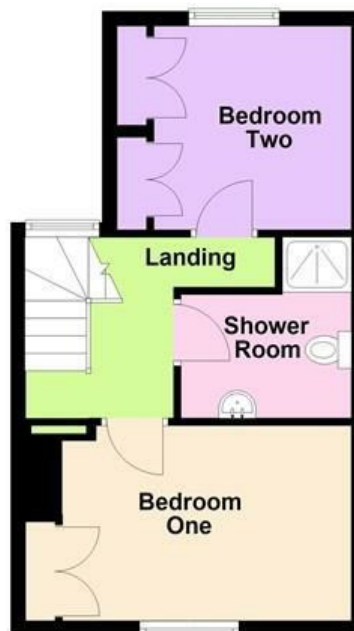
Council Tax Band - C

AVON
ESTATES

Ground Floor



First Floor



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.

AVON
ESTATES