



NO ONWARD CHAIN

House - Terraced

CORONATION STREET, EVESHAM, WR11 3DA

Offers Over

£215,000

FEATURES

- No Onward Chain
- Three Bedrooms
- Upstairs Bathroom
- Opportunity to create ORP
- Close to Town Centre
- Two Reception Rooms
- Gas Central Heating and Double Glazing
- Council Tax = B. EPC = D



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3 Bedroom House - Terraced located in Evesham

Entrance Hall

Obscure glazed door to the front aspect and wood effect flooring. Leads to the Sitting Room.

Sitting Room

10'6" x 10'5"

Double glazed bay window to the front aspect, telephone point, wood effect flooring and single panel radiator. Opens to the Dining Room.

Dining Room

14'0" x 10'3"

Double glazed window to the rear aspect, Sky point, fitted carpet, feature fireplace and stairs leading to the first floor.

Kitchen

55'9" x 13'1" x 22'11" x 29'6"

Double glazed window to the side aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in gas hob with extractor fan over, built in electric oven, space and plumbing for a washing machine, space for a fridge/freezer, spot lights and tiled floor.

Landing

Fitted carpets. Leads to all Bedrooms and Bathroom.

Bedroom One

10'7" x 10'5"

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

Bedroom Two

10'5" x 6'7"

Double glazed window to the front aspect, single panel radiator, TV point and fitted carpet.

Bedroom Three

7'5" x 5'9"

Double glazed window to the front aspect, single panel radiator, telephone point and fitted carpet.

Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, single panel radiator and loft access.

Rear Aspect

Enclosed rear garden laid mainly to lawn, decked area, rear gated access, courtesy lighting, outside cold water tap and shed.

Front Aspect

Storm porch, gravelled area and path leading to the front 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.

Council Tax Band

Currently tax band 'B' 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

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Council Tax Band = B

Energy Rating = D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		61	
(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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