

House - Terraced

MERSTOW GREEN, EVESHAM, WR11 4BD

Asking Price

£269,995

FEATURES

- No Onward Chain
- Loft Room
- Sun Room
- Energy Rating = C. Council Tax Band = B
- Three Bedrooms
- Outbuildings Housing Studio & Hot Tub
- Town Centre
- Close to Waitrose Supermarket



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DESIRABLE AREA



3 Bedroom House - Terraced located in Evesham

Sitting Room

13'7" x 10'8"

Double glazed window to the front aspect with shutters, obscure double glazed door to the front aspect, pocket door leading to the kitchen, TV point, BT fibre point, two modern radiators, tiled floor and multi fuel burner.

Kitchen/Diner

15'4" x 9'8"

Double glazed window to the rear aspect, roof light, double glazed 'French' door to the rear aspect, range of wall and base units with worktops over (Granite and Oak), double 'Belfast' style sink, space for a six ring gas rangemaster with extractor hood over, plumbed in 'American Style' fridge/freezer with ice maker, double panel radiator, modern radiator, tiled floor, double fitted storage, space and plumbing for a washing machine, wall mounted boiler, spot lights, designated bar area/breakfast bar with wine fridge. Stairs leading to the first floor.

Utility

9'3" x 3'3"

W/C

Dual flush w/c, wash hand basin set into a vanity unit, modern radiator, spot lights and tiled floor.

Sun Room

9'8" x 8'0"

Bi fold doors leading to the garden, storage cupboard, power and lighting, vine and tiled floor.

Landing

Storage cupboard and fitted carpet. Doors leading to all Bedrooms and Bathroom

Bedroom One

9'10" x 12'1"

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

Bedroom Two

8'10" x 7'4"

Window to the rear aspect, single panel radiator, fitted carpet and 'Murphy' style bed and storage.

Bedroom Three

8'4" x 8'4"

Window to the rear aspect, single panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to the front aspect, white suite comprising of 'Jacuzzi' bath, separate shower cubicle, dual flush w/c, wash handbasin set into a vanity unit, heated towel rail, tiled wood effect flooring, spot lights and extractor fan. Door opening onto stairs leading to the loft space.

Loft Space

13'9" 8'10"

Power and lighting partly carpeted.

Rear Aspect

Tropical style enclosed rear garden with beds and borders, two separate patio area, raised brick built beds, brick dividing wall, side gated pedestrian access, courtesy lighting, outside cold water tap, pond with sunken water feature and Sunken hot tub with drainage onto main system.

Studio/Home Office

11'0" x 9'2"

Sound proofed room with power and lighting, radiator connected to main heating system and fitted carpet tiles.

Front Aspect

Courtesy lighting, storm porch 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 '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



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Council Tax Band = B

Energy Rating = C

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| 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 | | | |
| | | 71 | 80 |
| 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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