Bungalow - Detached

COURT LANE, OFFENHAM, EVESHAM, WR11 8RP

Asking Price

£650,000

FEATURES

- Spacious Detached Bungalow
- Potential for Annex
- Two Bathrooms
- Garage and Off Road Parking for Three/Four Vehicles
- Views over Farmland
- Three/Four Bedrooms
- Village Location
- Energy Rating = D. Council Tax Band = E

4 2 3 4

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3 Bedroom Detached Bungalow located in Offenham

Entrance Hall
Double glazed windows to the front and side aspect, double panel radiator, storage cupboard, wood effect flooring and stairs leading to the first floor.

W/C
Window to the side aspect, dual flush low level w/c, wash hand basin and heated towel rail.

Kitchen/Breakfast Room
20'0" x 11'9"
Window to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, splash back, built in gas hob with filter hood over, built in electric oven, space for a fridge/freezer. spot lights and tiled flooring. Leads to the Utility, Dining Room and Inner Hallway

Utility Room
Double glazed window to the side aspect, double glazed window to the rear aspect with views towards open farmland, range of base units with worktop over, sink, mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space and plumbing for a dishwasher, wall mounted 'Worcester' boiler, spot lights and wood effect flooring. Leads to the Conservatory

Conservatory
26'3" x 8'4"
Double glazed patio doors to the rear aspect, double glazed patio door to the sitting room, double glazed picture window to the rear aspect, two rooflights, single panel radiator and wood effect flooring. Leads to the Sitting Room

Sitting Room
20'0" x 11'9"
Double glazed window to the front aspect, double glazed patio door to the rear aspect, TV point, double panel radiator, wood effect flooring and a 'Firebelly' double log burner between the sitting room and dining room. Leads to the Dining Room

Dining Room
13'3" x 10'0"
Double glazed window to the rear aspect, double panel radiator and wood effect flooring. Leads to the Sitting Room and Kitchen/Breakfast Room

Inner Hall
Storage cupboard and wood effect flooring. Leads to Bedrooms one, two and three and the shower room.

Bedroom One
12'8" x 11'8"
Double glazed window to the rear aspect with views towards open farmland, single panel radiator and wood effect flooring.

Bedroom Two
11'8" x 9'8"
Double glazed window to the front aspect, single panel radiator and wood effect flooring.

Bedroom Three
10'8" x 9'9"
Double glazed window to the rear aspect, single panel radiator and wood effect flooring.

Shower Room
Obscure double glazed window to the side aspect, white three piece suite comprising of double shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, heated towel rail. spot lights and extractor fan.

Sun Room/Fourth Bedroom
20'2" x 12'2"
Currently being used a a games room but would make an ideal annex as it leads to a shower room. Double glazed 'French' door to the side aspect, double glazed windows to the rear and side aspect and tiled flooring,

Shower Room
Obscure double glazed window to the rear aspect, shower cubicle, low level w/c and pedestal wash hand basin with tiled splash back and tiled floor.

Dormer Landing
Double glazed window to the front aspect, fitted carpet, space for desk/study area, eaves storage and single panel radiator. Access to attic space. Leads to Loft Rooms

Loft Room One
9'1" x 8'3"
'Velux' rooflight to the rear aspect, with views towards open farmland, fitted carpet, telephone point and eaves storage. Leads to Loft Room Two

Loft Room Two
14'2" x 5'6"
Fitted carpet and eaves storage. Leaves to Loft Room Three.

Loft Room Three
11'3" x 8'2"
Rooflight to the side aspect and fitted carpet.

Rear Aspect
Well established enclosed garden set over two tiers, mainly laid to lawn, patio area, decked area and pergola, side gated access, courtesy lighting, outside cold water tap and shed. Views over open farmland.

Front Aspect
Lawn with beds and borders, courtesy lighting, storm porch above garage door and gated gravelled drive providing off road parking for three/four vehicles.

Garage
13'5" x 13'4"
Double doors, power and lighting.

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 'E' 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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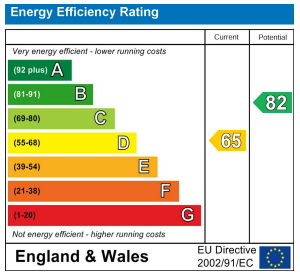
Council Tax Band = E

Energy Rating = D



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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