

NO ONWARD CHAIN



House - Semi-Detached

# ST CATHERINES ROAD, EVESHAM WR11 2GE

Asking Price

## £209,950

### FEATURES

- **\*\* SOLD \*\*** No Onward Chain
- Two Double Bedrooms
- Off Road Parking for Two
- Council Tax Band - C
- Semi Detached Home Chain
- Cul-de-sac Location
- Enclosed Rear Garden
- Energy Performance Rating - C



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# 2 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscure double glazed front door, double panel radiator and wood effect flooring. Leads to the Sitting Room

## Sitting Room

16'1" x 11'6"

Double glazed window to the front aspect, TV point, telephone point, wood effect flooring and double panel radiator. Leads to the Kitchen/Diner

## Kitchen/Diner

11'6" x 10'9"

Double glazed window to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for a gas cooker with filter hood over, space and plumbing for a washing machine, space for a fridge/freezer, double panel radiator, tiled floor, wall mounted boiler and storage cupboard.

## Landing

Fitted carpet and airing cupboard with slatted shelving. Access to loft. Leads to Both Bedrooms and Bathroom.

## Bedroom One

11'6" x 9'1"

Double glazed window to the front aspect, double fitted wardrobes, double panel radiator, fitted carpet and storage over the stairs.

## Bedroom Two

11'6" x 8'1"

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

## Bathroom

Obscure double glazed window to the side aspect, three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, splash back, double panel radiator, spot lights and extractor fan.

## Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting, outside cold water tap and shed.

## Front Aspect

Lawn with beds and borders, storm porch, courtesy lighting and gravel area providing 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 '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

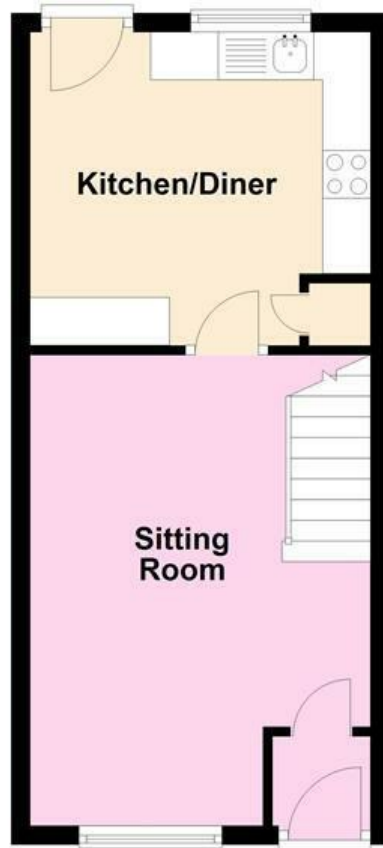
[sales@avonestates.net](mailto:sales@avonestates.net)

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

Council Tax Band = C

Energy Rating = C

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C	73		
(55-68) D			
(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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