

NO ONWARD CHAIN



House - Detached

MAIN STREET, OFFENHAM, EVESHAM, WR11 8RL

Asking Price

£460,000

FEATURES

- Sought After Village of Offenham
- Spacious and Well Presented
- Conservatory
- En-Suite to Master Bedroom
- No Onward Chain
- Four Bedroom Detached Home
- Three Reception Rooms
- Downstairs Cloak Room
- Garage and Off Road Parking
- Energy Performance Rating - D



AVON
ESTATES

4 Bedroom House - Detached located in Offenham

Entrance Hall

Obscure double glazed door to the front aspect, double panel radiator, 'Karndean' flooring, telephone point and stairs leading to the first floor. Leads to the Cloakroom and Sitting Room.

Cloakroom

Obscure double glazed window to the front aspect, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, 'Karndean' flooring and single panel radiator.

Sitting Room

12'8" x 17'3" max

Double glazed window to the front aspect, telephone point, 'Karndean' flooring and gas feature fire. Leads to the Dining Room.

Dining Room

12'1" x 9'5"

Double glazed sliding doors to the rear aspect, double panel radiator and 'Karndean' flooring.

Kitchen

9'6" x 16'9"

Double glazed window to the rear aspect, range of wall and base units with worktop over, 'Belfast' sink, mixer tap, tiled splash back, filter hood, 'Rangemaster' with hob, built in dishwasher, storage cupboard/pantry, 'Karndean' flooring and single panel radiator.

Study

8'3" x 6'5"

A range of cupboards and desk, single panel radiator and 'Karndean' flooring.

Utility Room

8'4" x 8'9"

Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, splash back, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, double panel radiator and 'Karndean' flooring.

Conservatory

Double glazed construction, double glazed sliding doors to the rear aspect and tiled floor. Leads to the Garden.

Landing

Access to a part boarded loft with ladder. Fitted carpets. Leads to all Four Bedrooms and Family Bathroom.

Master Bedroom

11'3" x 16'2" max

Double glazed window to the front aspect, double panel radiator, TV point and fitted carpets. Leads to the En-Suite.

Ensuite

Shower cubicle, low level w/c, pedestal wash hand basin set into a vanity unit, tiled splash back, heated towel rail, spot lights, tiled floor and extractor fan.

Bedroom Two

11'4" x 12'1"

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

Bedroom Three

8'4" x 12'5"

Double glazed window to the front aspect and fitted carpets.

Bedroom Four

8'4" x 10' max

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

Family Bathroom

Obscure double glazed window to the rear aspect, white four piece suite comprising of bath, dual flush low level w/c, pedestal wash hand basin, tiled splash back, separate shower cubicle, heated towel rail and wood effect flooring.

Rear Aspect

Well established and enclosed rear garden laid to lawn with beds and borders, patio area, gated access, outside cold water tap, power point and shed with power and lighting.

Front Aspect

Driveway providing off road parking and gravelled area.

Garage

17'2" x 8'4"

With up and over door, power, lighting, part double glazed door to the garden and boiler.

Tenure

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

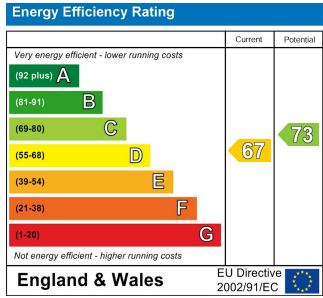
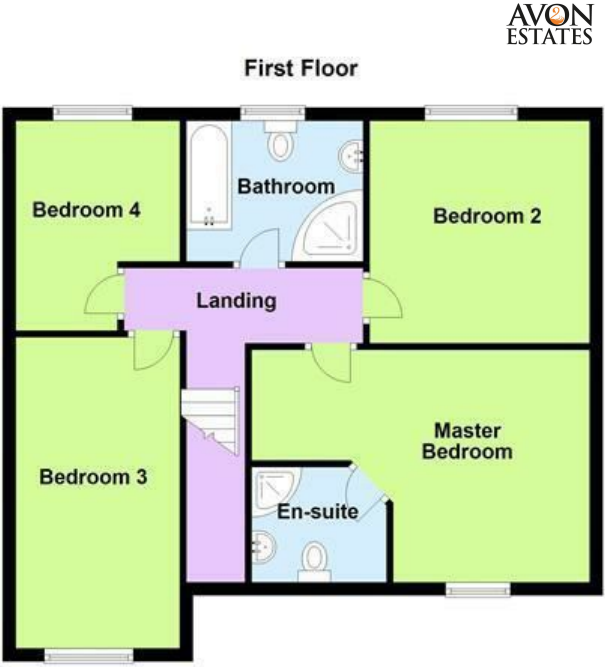
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Council Tax Band - E
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