

BUNGALOW ON  
OUTSKIRTS OF TOWN



Bungalow - Detached

# STEWART CLOSE EVESHAM, WR11 2AA

Asking Price

## £325,000

### FEATURES

- Detached Bungalow
- Modern Kitchen
- Off Road Parking
- Council Tax Band - D
- Two Bedrooms
- Conservatory
- Well Established Garden
- Energy Performance Rating - C



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# 2 Bedroom Bungalow - Detached located in Evesham

## Entrance Hall

Obscured double glazed door to the front aspect, single panel radiator, wood effect flooring, loft access with ladder, leads to all rooms. Airing cupboard containing tank and slatted shelves.

## Bedroom One

10'9 x 12'6

Double glazed window to front aspect, single panel radiator, fitted carpet.

## Bedroom Two

11'8 x 10

Double glazed window to front aspect, single panel radiator, fitted carpet.

## Shower Room

6'2 x 7'2

Obscured double glazed window to side aspect, 3 piece white suite, single panel radiator, dual flush W/C and wash hand basin with splash back set into a vanity, separate double shower, spot lights, shaver point and extractor fan.

## Sitting Room/Diner

13'7 x 16'6

Double glazed French doors to rear aspect, TV point, Telephone point, fitted carpet, double panel radiator, leads onto conservatory.

## Conservatory

14'7 x 8'8

Brick construction, double glazed 'French' doors to side aspect, wall mounted electric heater, wood effect flooring.

## Kitchen/Breakfast Room

12'4 x 9

Double glazed 'French' door to rear aspect, TV point, wood effect flooring, range of wall and base units with work surface over, 1 1/2 bowl sink with

drainer and mixer taps, splash back. extractor fan, spot lights, built in pantry, built in gas hob, built in double electric oven, space for washing machine, space for dishwasher, space for fridge freezer.

## Rear Aspect

Enclosed garden, laid to lawn beds and borders, patio, side gated access, cold water tap, shed with power and lighting, selection of fruit trees including pear, apple, plum, apricot and peach.

## Detached Garage

9'2 x 18'6

Electric roller door, power and lighting, space for tumble dryer, storage space in eaves.

## Front Aspect

Beds and borders, courtesy lighting, storm porch, path leading to front door, park space for two cars.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## 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.

## Council Tax Band

Currently tax band 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## 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

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		79	83
(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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