

OVERLOOKING THE RIVER  
AVON



House - Detached

# KINGS ROAD, EVESHAM MARINA EVESHAM WR11 3FL

Asking Price

£530,000

## FEATURES

- River Views Overlooking Evesham Marina
- Three Bathrooms
- Garage and Off Road Parking
- Built in Kitchen Appliances
- Council Tax Band - F
- Six Bedroom Detached Home
- Three Reception Rooms
- Located on a Private No Through Road
- Close to Bengeworth Outstanding Primary School
- Energy Performance Rating - B



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# 6 Bedroom House - Detached located in Evesham

## Entrance Hallway

Obscure double glazed door, single panel radiator, storage cupboard under the stairs, tiled floor and stairs leading to the first floor. Leads to the W/C, Sitting Room, Dining Room and Kitchen/Family Room.

## W/C

Dual flush w/c, corner wash hand basin, tiled splash back, tiled floor, heated towel rail and extractor fan.

## Sitting Room/Cinema Room

15'8" x 8'4"

Double glazed window to the front aspect, TV point, telephone point, Sky point, fitted carpet, single panel radiator and media wall.

## Kitchen Area

16'4" x 6'8"

Double glazed sliding doors with views towards the River, range of wall and base units with worksurface over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in electric induction hob with filter hood over, built in electric oven and microwave, built in dishwasher, built in fridge/freezer, single panel radiator and tiled floor.

## Family Seating Area

15'3" x 12'7"

Double glazed sliding door to the rear aspect, tiled floor and single panel radiator.

## Dining Room

12'2" x 7'4"

Double glazed bay window to the front aspect, single panel radiator and wood effect flooring.

## Utility Room

Range of wall and base units, space and plumbing for a washing machine, tiled floor, wall mounted boiler and extractor fan.

## Landing

Fitted carpet, single panel radiator, airing cupboard with tank and slatted shelving and stairs leading to the second floor. Leads to Master Bedroom, Bedroom Two, Bedroom Five, Bedroom Six/Study, Jack 'n' Jill shower room and the family bathroom.

## Master Bedroom

14'3" x 10'9"

Double glazed window to the rear aspect with River views, walk in wardrobe, single panel radiator, TV point and fitted carpet. Leads to the Jack 'n' Jill En-Suite.

## Jack 'N' Jill En-suite

Obscure double glazed window to the side aspect, double shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, tiled splash back, heated towel rail, wood effect flooring, spot lights and extractor fan.

## Bedroom Two

14'2" x 13'4"

Double glazed window to the front aspect, double glazed bay window to the front aspect, double panel radiator and fitted carpet. Leads to the Jack 'N' Jill Shower Room.

## Bedroom Five

10'7" x 9'2"

Double glazed window to the rear aspect with views over the River, single panel radiator and fitted carpet.

## Bedroom Six/Study

8'5" x 7'7"

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

## Family Bathroom

Double glazed obscure window to the side aspect, white three piece suite comprising of bath with shower over, dual flush w/c, wash hand basin, splash back, heated towel rail, and extractor fan.

## Landing

Fitted carpet. Leads to Bedroom Three, Four and Shower Room.

## Bedroom Three

20'8" x 10'1"

Double glazed window to the rear aspect with views to the River, double fitted wardrobes, two single panel radiators and fitted carpet.

## Bedroom Four

21'5" x 8'4"

Double glazed window to the rear aspect with views toward the River, two single panel radiators and fitted carpet.

## Shower Room

'Velux' rooflight to the rear aspect, white three piece suite comprising of shower cubicle, dual flush w/c, wash hand basin with tiled splash back, spot lights, heated towel rail, shaver point and extractor fan.

## Rear Aspect

Enclosed rear garden with views overlooking the River Avon, lawn, beds and borders, raised patio area, pedestrian access to the garage, outside power, space for a hot tub, side gated access, courtesy lighting and outside cold water tap.

## Front Aspect

EV Charger, courtesy lighting, storm porch, and driveway providing off road parking for four/five vehicles. Leads to the Garage.

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### Garage

With up and over door, 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 'F' 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 = F

**Energy Rating = B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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