





House - Townhouse

MONKS WALK, EVESHAM, WR11 4SL

Asking Price
£265,000

FEATURES

- Riverside Views
- Close To Local Amenities
- Off Road Parking
- Energy Performance Rating C
- No Onward Chain
- Garage
- Council Tax Band E
- Three Bedrooms

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AVON ESTATES

3 Bedroom House - Townhouse located in Evesham

Entrance Hall
Obscure double glazed front door and stairs to first floor.

Garage
Up and over door, dual flush WC, electric shower, pedestal wash hand basin. Office area to rear with windows overlooking the river.

First Landing
Fitted carpet, stairs to second floor, leads to Kitchen and Sitting Room.

Sitting Room
11'4" x 13'
Double glazed windows to rear aspect, double glazed 'French' doors that open to Balcony at the rear aspect, wood effect flooring, TV point and electric feature fire.

Kitchen
11'5" x 8'3"
Double glazed window to front aspect, single panel radiator, a range of wall and base units with work surface over, sink, drainer, mixer tap and tiled splashback. Extractor fan, built in electric hob, built in electric oven, built in fridge/freezer, space for washing machine and space for dishwasher.

Second Landing
Radiator, stairs to third floor, leads to Bedroom Two, Bedroom Three and Wet Room.

Bedroom Two
11'4" x 10'5"
Double glazed window to rear aspect, fitted single wardrobe, single panel radiator and fitted carpet.

Bedroom Three
11'5" x 8'3"
Double glazed window to front aspect, fitted single wardrobes, single panel radiator and fitted carpet.

Wet Room
Fully tiled, low level WC, wash hand basin, 'Rain' shower, heated towel rail and extractor fan.

Third Landing
Fitted carpet, leads to Bedroom One and Wet Room.

Bedroom One
11'4" x 11'4"
'Velux' window to rear aspect, fitted double wardrobes, single panel radiator and wood effect flooring.

Wet Room
'Velux' window to front aspect, extractor fan, dual flush low level WC, pedestal wash hand basin with tiled splashback, single panel radiator and tiled floor.

Tenure Commonhold
We understand the property is for sale 'Commonhold'. 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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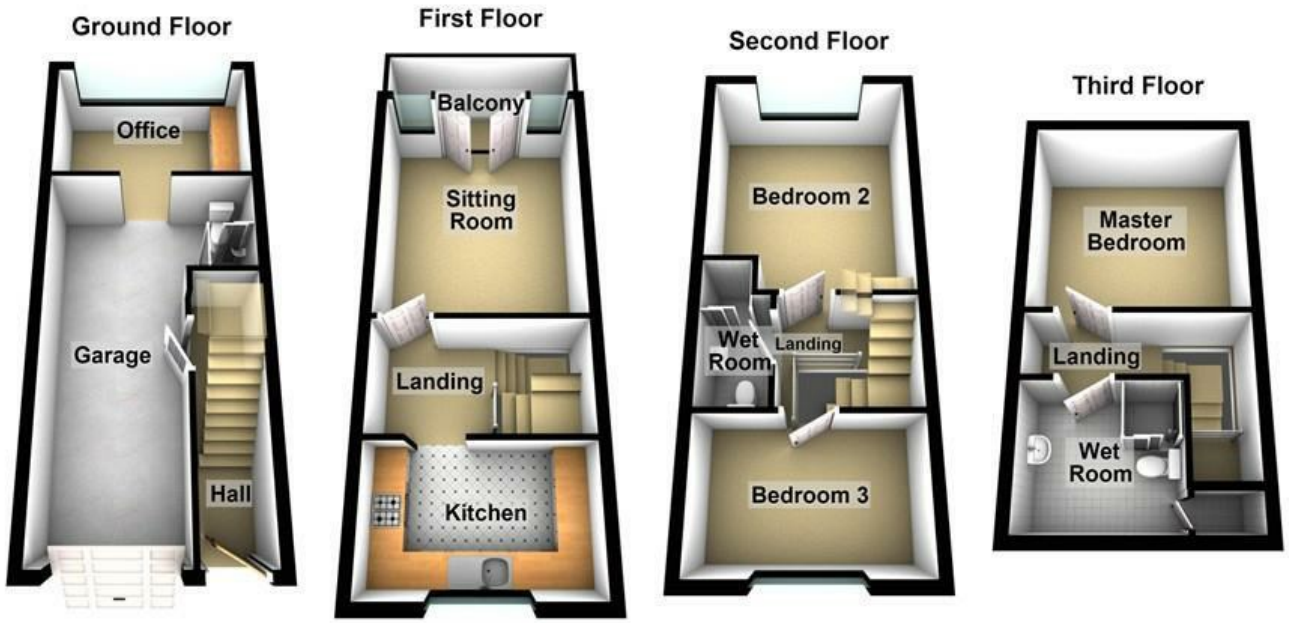
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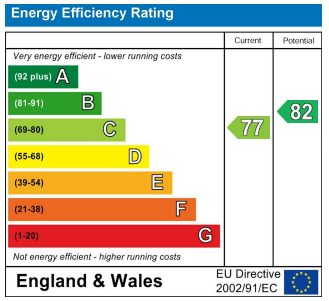
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Council Tax Band E

Energy Performance Rating C





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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