

SOUTH FACING GARDEN



House - Detached

# VIOLET WALK, EVESHAM, WR11 3GE

Asking Price  
**£375,000**

## FEATURES

- Modern Four Bed Detached Home
- Kitchen/Diner
- Utility
- Conservatory
- Garage and Off Road Parking
- South Facing Garden
- Popular Location
- Council Tax Band E | Energy Performance Rating C



**AVON**  
ESTATES

# 4 Bedroom House - Detached located in Evesham

## Entrance Hallway

Obscure double glazed door to front aspect, single panel radiator, wood effect flooring and stairs to first floor.

## Sitting Room

15'1" x 10'9"

Double glazed window to rear aspect, double glazed 'French' doors to rear aspect, wood effect flooring, two single panel radiators and leads to Conservatory.

## Conservatory

9'4" x 9'4"

Double glazed sliding door to rear aspect, tiled floor and electric.

## Dining Room

9'3" x 9'0"

Double glazed window to front aspect, double panel radiator and wood effect flooring.

## Kitchen

12'10" x 8'11"

Double glazed window to side aspect, double glazed 'French' doors to rear aspect, double panel radiator and wood effect flooring. A range of wall and base units with work surface over, sink, drainer, mixer taps and tiled splashback. Spotlights, filter hood, built in gas hob, built in double electric oven and built in dishwasher.

## Utility

6'0" x 6'0"

Double glazed window to rear aspect, spotlights, a range of base units, sink, drainer, mixer taps with splashback. Single panel radiator and space for washing machine.

## Downstairs W/C

Dual flush low level WC, pedestal wash hand basin with tiled splashback, spotlights, wood effect flooring, single panel radiator, extractor fan.

## Study

7'5" x 7'0"

Double glazed window to front aspect, double panel radiator and wood effect flooring.

## Landing

Loft access, fitted carpet, single panel radiator, airing cupboard with slatted shelving and tank.

## Master Bedroom

11'6" x 11'1"

Double glazed window to front aspect, fitted double wardrobes, single panel radiator, fitted carpet and leads to Ensuite.

## En-Suite

Obscure double glazed window to front aspect, shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin in vanity with tiled splashback. Spotlights, single panel radiator, tiled floor, shaver point and light.

## Bedroom Two

9'7" x 9'4"

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

## Bedroom Three

10'4" x 9'5"

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

## Bedroom Four

10'5" x 8'8"

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

## Bathroom

Obscure double glazed window to rear aspect, three piece white suite comprising of low level WC, pedestal wash hand basin with splashback and standard bath with shower over. Tiled floor, shaver point and light.

## Garage

Up and over door and parking for two vehicles in front.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, slabbed area, rear gated access, courtesy lighting, cold water tap and green house.

## Front Aspect

Path leading to front and side, beds and borders.

## 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 '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



Call us on

**01386 257180**

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

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

Council Tax Band - E

**Energy Performance Rating - C**



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 80      | 88                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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.

**AVON**  
ESTATES