

CHARACTER PROPERTY



House - Semi-Detached

# ELM ROAD, EVESHAM, WR11 3DR

Asking Price

# £340,000

## FEATURES

- Well Presented
- Three Bedrooms
- Off Road Parking
- Original Features Including Parquet Flooring & Picture Rails
- Two Reception Rooms
- 1950's Character Property
- Attic Room
- Garage/Workshop/Car Port
- Victorian Fireplaces



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# 4 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscure double glazed front door, single panel radiator, storage cupboard under stairs, parquet flooring, stairs to first floor, leads to Sitting Room, Dining Room & Kitchen.

## Sitting Room

11'9" x 11'9"

Double glazed bay window to front aspect, fitted carpet, two single panel radiators, picture rails and log burner.

## Dining Room

11'9" x 11'7"

Double glazed 'French' doors to rear aspect, single panel radiator, wood effect flooring and leads to Conservatory.

## Kitchen

12'8" x 8'1"

Double glazed window to side aspect, double glazed door to side aspect, double panel radiator and tiled floor. A range of wall and base units with work surface over, sink, drainer, mixer taps and tiled splashback. Spotlights, filter hood, space for tumble dryer, space for dishwasher, space for an electric cooker and leads to Utility.

## Utility Room

5'9" x 4'6"

Obscure double glazed window to side aspect, tiled floor, range of wall units, space for washing machine, space for fridge/freezer and wall mounted boiler.

## Conservatory

12'7" x 9'1"

Double glazed and brick construction, double panel radiator, two wall lights and tiled floor.

## Landing

Double glazed picture window to side aspect, fitted carpet, stairs leading to second floor, leads to Bathroom and Bedrooms One, Two and Four.

## Bedroom One

12'1" x 11'9"

Double glazed window to front aspect, fitted double wardrobes with floor length mirrored doors, single panel radiator, telephone point, picture rails, Victorian feature fireplace and wood effect flooring.

## Bedroom Three

11'8" x 9'

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

## Bedroom Four

8'1" x 6'6"

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

## Bathroom

Obscure double glazed window to side aspect, four piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback, standard bath and separate corner shower. Heated towel rail, tiled floor and spotlights.

## Loft Room/Bedroom Two

13'2" x 13'1"

Double glazed roof light to rear aspect, double panel radiator, fitted eaves storage and fitted carpet.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio, raised beds, plum tree, courtesy lighting and kitchen garden. Sunken fire pit with seating and a summer house/studio (11'7" x 9'7") with power and lighting.

## Front Aspect

Block paved driveway providing off road parking for up to 3 vehicles, storm porch and courtesy lighting.

## Garage

35'5" x 16'1" max

Double doors, pedestrian side door to rear garden, cold water tap, power, lighting and parking in front of Garage.

## 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



Call us on

01386 257180

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

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Council Tax Band = D

Energy Rating = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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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