House - Detached

SHANNON WAY, EVESHAM, WR11 3FF

Asking Price

£450,000

FEATURES

- Detached
- Four Bedrooms
- Cul De Sac Location
- Garage With Electric Roller Door
- Garden
- Cotswold Rise

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4 Bedroom House - Detached located in Evesham

Entrance Hall
Obscure double glazed front door, double panel radiator, wood effect flooring, stairs to first floor, leads to Downstairs WC, Sitting Room & Kitchen/Diner.

Sitting Room
13'8" x 11'5"
Double glazed bay window to front aspect, two double glazed windows to side aspect, TV point, telephone point, fitted carpet, double panel radiator, gas feature fire and two wall lights.

Downstairs WC
Obscure double glazed window to front aspect, low level WC, wash hand basin in vanity unit, tiled splashback, double panel radiator and wood effect flooring.

Kitchen/Diner
20'9" x 9'4"
Double glazed window to rear aspect, double glazed 'French' doors to rear aspect, two double panel radiators, wood effect and tiled flooring. A range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer tap and tiled splashback. Extractor fan, spotlights, built in gas 'Range' oven, built in dishwasher, space for fridge/freezer, leads to Utility & Conservatory.

Utility Room
6'8" x 5'3"
Double glazed door to side aspect, spotlights, tiled floor, a range of wall and base units with sink and mixer tap. Cupboard containing wall mounted boiler, space for washing machine and space for dishwasher.

Conservatory
11'3" x 10'2"
Double glazed and brick construction, double glazed double doors to rear aspect, wall mounted electric heater and wood effect flooring.

Landing
Access to part boarded loft with light, fitted carpet, airing cupboard with slatted shelving and tank. Leads to all Bedrooms and Bathroom.

Bedroom One
11'9" x 11'9"
Double glazed window to front aspect, two double glazed window to side aspect, fitted double wardrobes, single panel radiator, TV point, fitted carpet and leads to Ensuite.

Ensuite
Obscure double glazed window to side aspect, double corner shower cubicle, dual flush low level WC, wash hand basin in vanity with splashback, extractor fan, spotlights and heated towel rail.

Bedroom Two
9'8" x 9'6"
Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Three
9'4" x 8'3"
Double glazed window to rear aspect, single panel radiator, fitted carpet and eaves storage.

Bedroom Four
8'5" x 6'8"
Double glazed window to front aspect, single panel radiator and fitted carpet.

Bathroom
6'6" x 6'
Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, wash hand basin set into vanity and standard bath with shower over. Heated towel rail, spotlights and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio area, side gated access, courtesy lighting, cold water tap, greenhouse and power point.

Front Aspect
Block paved driveway providing off road parking for up to four vehicles, lawn, beds and borders, courtesy lighting, storm porch and cold water tap.

Garage
16'4" x 8'2"
Electric roller door, power, fixed racking storage 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 '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

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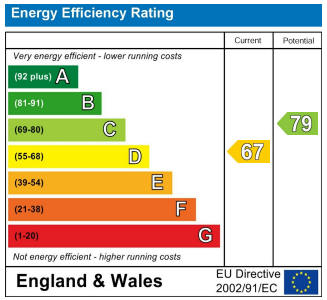
Council Tax Band - E

Energy Performance Rating - D



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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