





House - Semi-Detached

CODLING ROAD, EVESHAM, WR11 3JE

Offers Over
£250,000

FEATURES

- No Onward Chain
- Three Bedrooms
- Additional Downstairs W/C
- Rear Garden
- Semi Detached
- Off Road Parking
- En-Suite Shower Room
- Orchards Development

3 2 1 C

AVON ESTATES

3 Bedroom House - Semi-Detached located in Evesham

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

Downstairs WC
Obscure double glazed window to front aspect, spotlights, dual flush low level WC, corner pedestal wash hand basin with tiled splashback, vinyl flooring and single panel radiator.

Sitting Room
Two double glazed windows to rear aspect, double glazed 'French' doors to rear aspect, TV point, fitted carpet, single panel radiator, spotlights and storage cupboard.

Kitchen/Breakfast
Double glazed window to front aspect, single panel radiator and wood effect flooring. A range of wall and base units with work surface over, sink, drainer, mixer tap and tiled splashback. Extractor fan, spotlights, filter hood, breakfast bar, built in gas hob, built in double electric oven, space for washing machine, space for dishwasher and space for fridge/freezer.

Landing
Access to loft, fitted carpet and airing cupboard.

Bedroom One
Double glazed window to rear aspect, single panel radiator, TV point, fitted carpet and leads to Ensuite.

Ensuite
Spotlights, single panel radiator, vinyl flooring, extractor fan, shower cubicle, dual flush low level WC, pedestal wash hand basin, tiled splashback and shaver point.

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

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

Bathroom
Obscure double glazed window to front aspect, single panel radiator, vinyl flooring and spotlights. Three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and standard bath with shower over.

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

Front Aspect
Path leading to front and side, lawn, storm porch and off road parking for two vehicles.

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 'C' 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







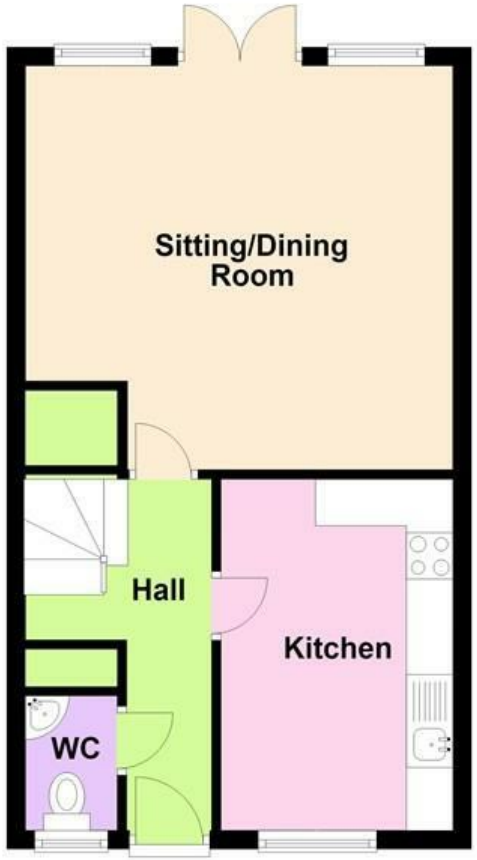


Call us on

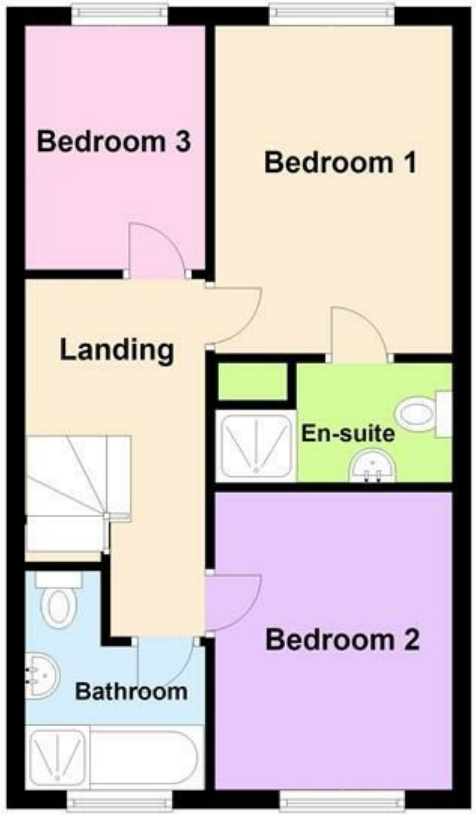
01386 257180

sales@avonestates.net
www.avonestates.net

Ground Floor

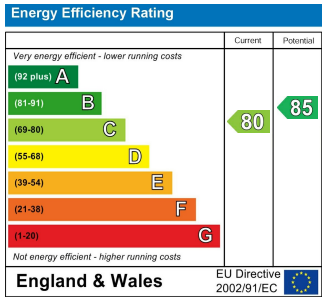


First Floor



Council Tax Band - C

Energy Performance Rating - TBC



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.