





House - End Terrace

WEST END, CLEEVE PRIOR, EVESHAM, WR11 8JB

Asking Price

£325,000

FEATURES

- Grade II Listed Cottage
- Two Double Bedrooms
- Original Features
- Village Location
- Ensuite
- Extended
- Multi Fuel Burner
- Additional Storage In The 'Piggery'

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2 Bedroom House - End Terrace located in Cleeve Prior

Kitchen/Diner
19'2" x 9'1"
Two wooden sealed unit windows to front aspect, double panel radiator, flag stone tiled floor and two wall lights. A range of base units with work surface over, Belfast sink, mixer taps and tiled splashback. Exposed stone work and beams, space for 5 ring gas Range cooker, multi fuel burner, stairs to first floor, latch doors lead to Sitting Room & Utility.

Utility Room
7' x 5'2"
Stable door to side aspect, spotlights, tiled floor, space for washing machine, space for fridge/freezer and wall mounted boiler.

Sitting Room
14'1" x 13'5 max
Wooden sealed unit window to side aspect, double glazed 'French' doors to rear aspect, TV point, tiled floor, double panel radiator and spotlights.

Landing
Fitted carpet, spotlights, stairs leading to Master Bedroom and Loft Room. Stairs leads to Bedroom Two and Bathroom.

Master Bedroom
13'6" x 10'9"
Wooden sealed unit window to rear aspect, fitted double wardrobes, double panel radiator, TV point, spotlights, fitted carpet and leads to Ensuite.

Ensuite
'Velux' rooflight, extractor fan, dual flush low level WC, pedestal wash hand basin with tiled splashback, standard bath with shower over. Spotlights, heated towel rail, tiled floor, shaver point and light.

Bedroom Two
11'2" x 6'8"
Two wooden sealed unit windows to front aspect, single panel radiator, exposed beams and fitted carpet.

Shower Room
Three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and separate double shower cubicle. Heated towel rail, tiled floor, spotlights, extractor fan, shaver point and light.

Loft Room/Study Space
9'6" x 8'6"
Window to side aspect, fitted carpet, eaves storage and exposed beams.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio area, rear gated vehicular access, courtesy lighting, cold water tap, stone 'Piggety' for storage, shed, parking for one vehicle with the removal of the shed.

Front Aspect
Slabbed area for pots.

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











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Council Tax Band - 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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