





House - Semi-Detached

SUNSET WAY, EVESHAM, WR11 3JX

Asking Price
£250,000

FEATURES

- No Onward Chain
- Ensuite To The Master Bedroom
- Off Road Parking
- Enclosed Garden
- Newly Refurbished
- Semi Detached

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AVON ESTATES

3 Bedroom House - Semi-Detached located in Evesham

Entrance Hall
Obscure double glazed front door, single panel radiator, fitted storage cupboard with telephone point, wood effect flooring and stairs to first floor. Leads to Downstairs WC, Lounge/Diner and Kitchen.

Downstairs WC
Obscure double glazed window to front aspect, dual flush low level WC, corner wash hand basin, tiled splashback, wood effect flooring, single panel radiator and extractor fan.

Kitchen
12'2" x 7'9"
Double glazed window to front aspect and single panel radiator. A range of wall and base units with work surface over, sink, drainer and mixer tap. Filter hood, cupboard containing wall mounted boiler, built in gas hob, built in electric oven, built in slimline dishwasher, built in washing machine and built in fridge/freezer.

Lounge/Diner
14'10" x 14'6"
Double glazed 'French' doors to rear aspect, TV point, telephone point, Sky point, newly fitted carpet, single panel radiator and storage under stairs.

Landing
Newly fitted carpet, single panel radiator, airing cupboard over stairs, leads to all rooms.

Master Bedroom
11'10" x 8'4"
Double glazed window to rear aspect, single panel radiator, newly fitted carpet and leads to Ensuite.

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

Bedroom Two
10'3" x 8'4"
Double glazed window to front aspect, single panel radiator, newly fitted carpet and loft access.

Bedroom Three
8'11" x 6'1"
Double glazed window to rear aspect, single panel radiator and newly fitted carpet.

Bathroom
Obscure double glazed window to front aspect, double panel radiator, dual flush WC, pedestal wash hand basin with splashback, standard bath with shower over and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, patio, side gated access and shed.

Front Aspect
Storm porch, courtesy lighting and off road parking.

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

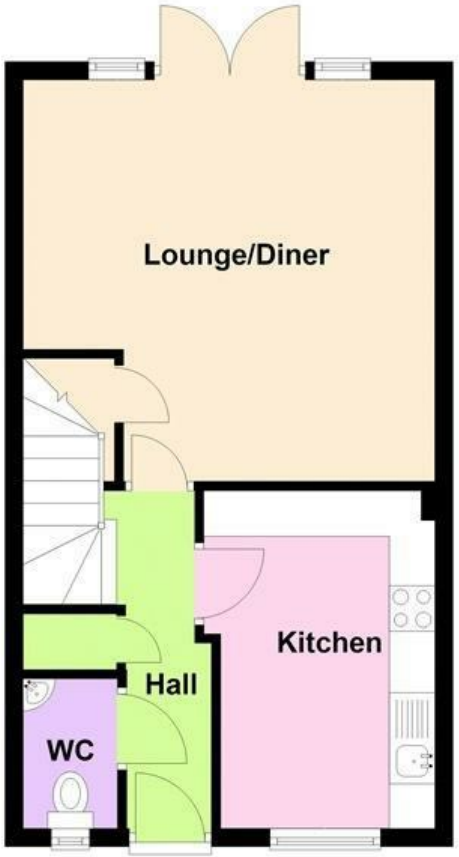








Ground Floor



First Floor



Call us on

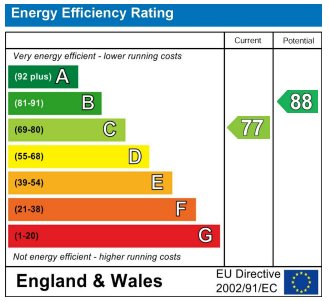
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Council Tax Band C

Energy Performance Rating 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.