

House - Terraced

# ALBERT ROAD, EVESHAM, WR11 4JX

Asking Price  
**£275,000**

## FEATURES

- NO ONWARD CHAIN
- Two separate reception rooms ideal for family living or entertaining
- Conservatory/utility providing extra flexible space
- Enclosed rear garden with privacy and rear access
- On-street permit parking to the front
- Three Good Sized Bedrooms
- Council Tax Band = B
- Energy Rating = C



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# 3 Bedroom House - Terraced located in Evesham

## Entrance Hall

Obscure double glazed door, single panel radiator, fitted carpet, stairs to first floor, leads to Sitting Room & Dining Room.

## Sitting Room

15' x 11'1"

Double glazed window to rear aspect, fitted carpet, single panel radiator, electric feature fire, storage under the stairs and leads to Kitchen.

## Kitchen

7'11" x 11'

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, one and a half bowl sink with drainer, mixer taps and tiled splashback. Built in gas hob, built in double electric oven, space for fridge, space for cooker and leads to Shower Room.

## Utility Room/Conservatory

7' x 10'

Brick construction, double glazed door to rear aspect, double panel radiator and tiled flooring. A range of wall and base units, space for washing machine, space for dishwasher and space for fridge/freezer.

## Dining Room

11' x 11'

Double glazed window to front aspect, double panel radiator, electric feature fireplace and fitted carpet.

## Landing

Access to boarded loft with ladder and light. Fitted carpet.

## Bedroom One

15' x 10'1"

Two double glazed windows to front aspect, fitted double wardrobes, single panel radiator and fitted carpet.

## Bedroom Two

6' x 12'

Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet.

## Bedroom Three

7' x 9'

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

## Bathroom

Obscure double glazed window to side aspect, three piece suite comprising of low level WC, wash hand basin and separate shower cubicle. Heated towel rail and tiled floor.

## Front Aspect

Gravelled area, path leading to front door and one allocated parking space for permit holder.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, shed, patio area and rear gated access.

## 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 'B' 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



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01386 257180

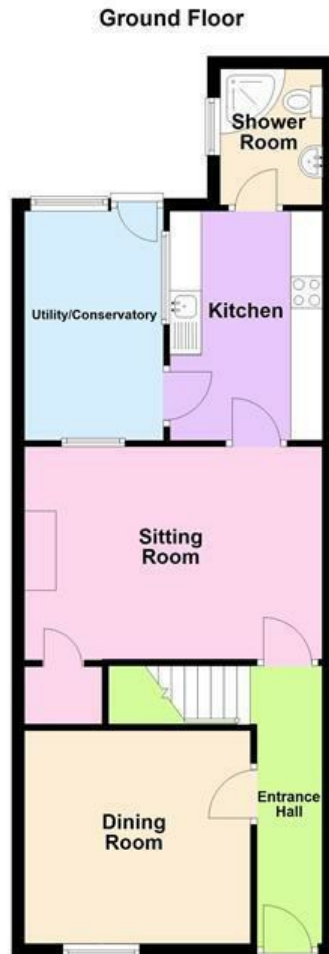
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band - B

C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	83
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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