



2 Ellison Close, Evesham, WR11 3JN

Offers over £230,000





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- 2 BEDROOM HOUSE
- AVAILABLE NOW
- DRIVEWAY PARKING FOR 2
- BRAND NEW KITCHEN
- MOVE IN READY
- GREAT LOCATION
- UNFURNISHED
- REAR LAWNED GARDEN WITH SHED
- RECENTLY UPGRADED
- OPEN PLAN LIVING

We are thrilled to introduce this wonderfully presented 2 bedroom semi detached house located within Bengeworth, Evesham. This property has recently undergone full decoration, new carpets throughout the first floor and installation of a brand new kitchen.

The accommodation comprises: Front door into entrance hall, downstairs cloakroom with wc and basin, entrance hall cupboard with boiler - perfect for coats, bags and shoes! Through to the wonderfully modern, open plan, kitchen living room. In the first half you will find the beautiful fitted kitchen with a variety of high and low level units, integrated cooker/hob and spaces for white goods. The kitchen is also complimented with a breakfast bar reaching into the living room. The other part of this room is the well laid out living space, with patio doors into the garden and low maintenance wooden flooring its the perfect spot for indoor/outdoor living.

Stairs elevate to the first floor where 2 well proportioned bedrooms are located, one to the front and one to rear extending the full width of the property. Both bedrooms are double in size, with bedroom 1 offering storage space over the bulkhead. The 1st floor is complete with a family bathroom with full suit including shower over bath.

Externally the property is complimented by an enclosed rear garden which is predominantly laid to lawn and offered with a garden shed. The garden is accessible by the patio doors in the living room, or by the side access gate. To the front of the property is driveway parking for 2 vehicles directly outside.

Bengeworth is a central location offering walking distance to a well regarded first school & nursery, a convenience store, and a supermarket. It offers great road links to Stratford, Worcester & Cheltenham.



Additional Information

Tenure: We understand that the property for sale is **Freehold**

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is **Band C**

EPC Rating C

Disclaimer

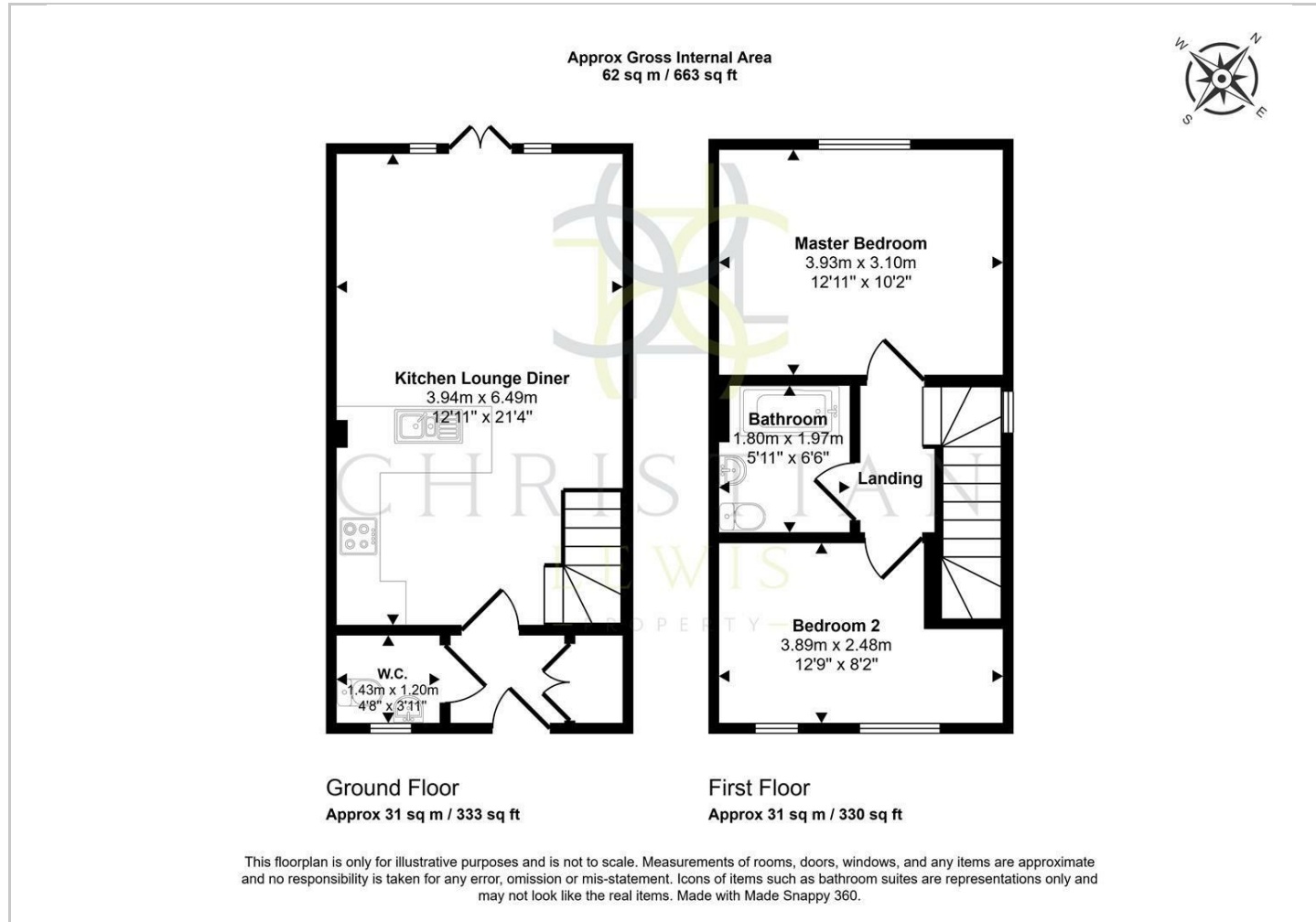
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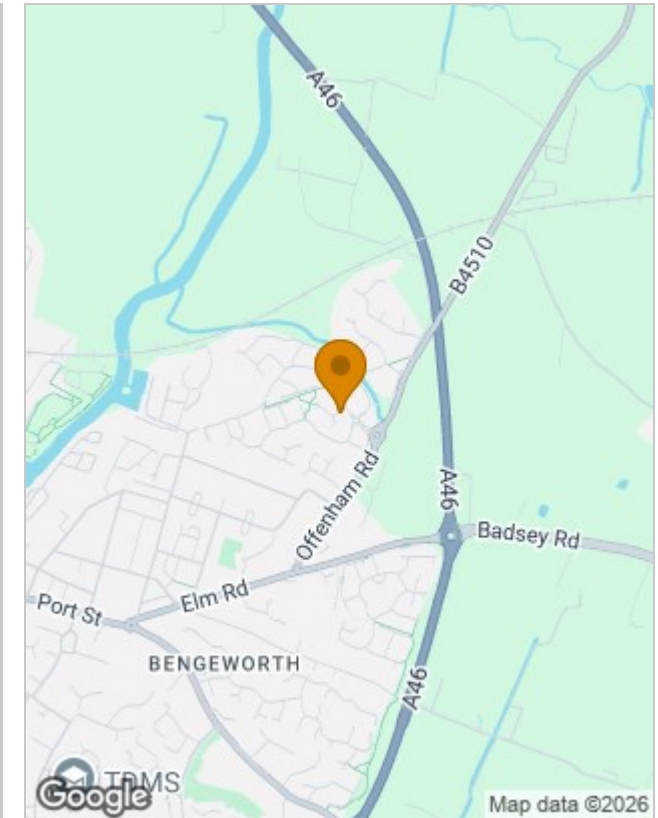




Floor Plans



Location Map



Energy Performance Graph

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			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Evesham Lettings Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.