

CLOSE TO TOWN  
CENTRE



House - Terraced

# BEWDLEY STREET, EVESHAM, WR11 4AQ

Asking Price

£195,000

## FEATURES

- No Onward Chain
- Two Good Sized Bedrooms
- Rear Garden
- Energy Rating = C
- Terrace Home
- Shower Room
- Close to Town Centre
- Council Tax Band = B



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# 2 Bedroom House - Terraced located in Evesham

## Sitting/Dining Room

18'8" x 12'2" max 10'1" min

Double glazed window to the front aspect, double glazed door to the front aspect, double glazed window to the rear aspect, TV point, telephone point, potential to re-open fireplace, wood effect flooring, two double panel radiators, storage cupboard under the stairs and stairs leading to the first floor. Drop larch door leading to the Kitchen

## Kitchen

7'9" x 7'3"

Double glazed window to the side aspect, obscure double glazed door to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, separate tap with instant hot water, built in gas hob with filter hood over, built in electric oven, built in washing machine, built in fridge, single panel radiator, wood effect flooring and spot lights.

## Landing

'Velux' roof light and fitted carpet. Drop latch doors leading to both bedrooms and shower room.

## Bedroom One

11'7" x 9'4"

Double glazed window to the front aspect, Victorian fireplace, single panel radiator and wooden flooring.

## Bedroom Two

11'8" x 9'1"

Double glazed window to the rear aspect, single panel radiator and wooden flooring.

## Shower Room

Obscure double glazed window to the rear aspect, white three piece suite comprising of double shower cubicle, dual flush w/c, pedestal wash hand

basin, splash back, heated towel rail. wall mounted boiler, shaver point and spot lights.

## Rear Aspect

Enclosed rear garden laid to lawn, side gated access, courtesy lighting, outside cold water tap and shed. Outside W/C

## 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

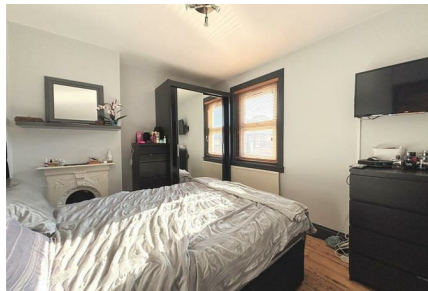
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

## 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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Council Tax Band = B

**Energy Rating = C**

**Ground Floor**



**First Floor**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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