

IMPRESSIVE FAMILY  
HOME

House - Detached

# KINGS ROAD EVESHAM MARINA EVESHAM WR11 3FL

Asking Price

£499,950

## FEATURES

- Detached Home Located Close to Evesham Marina
- Three Bathrooms
- Good Sized Kitchen/Family Room
- Utility Room and Pantry
- Energy Performance Rating - B.
- Five Bedrooms
- Two Reception Rooms
- Double Garage and Off Road Parking for Four Vehicles
- Council Tax Band - F



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# 5 Bedroom Home Situated Kings Road, Evesham Marina WR11 3FL

## Entrance Hallway

Obscure double glazed door to the front aspect, single panel radiator, understairs storage cupboard, tiled flooring and stairs with built in lights leading to the first floor. Leads to the Sitting Room and Study/Playroom.

## Downstairs Cloakroom

Obscured double glazed window to the side aspect, dual flush low level w/c, wash hand basin, tiled splash back, tiled flooring and single panel radiator.

## Study/Playroom

12'7" x 9'0"

Double glazed window to the front aspect, single panel radiator, telephone point and wood effect flooring.

## Sitting Room

16'0" x 12'8"

Double glazed Patio doors to the rear aspect leading to the rear garden, TV point, telephone point, fitted carpet and two single panel radiators.

## Kitchen/Diner/Family Room

25'6" x 13'7" max 8'4" min

Double glazed window to the front aspect, double glazed patio doors to the rear aspect leading to the garden, range of wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in induction hob with extractor fan over, built in electric oven, built in microwave, built in dishwasher, built in fridge/freezer, double panel radiator and wall mounted cupboard containing boiler. Leads to The Pantry.

## Pantry

4'6" x 3'0"

Tiled flooring and fitted storage.

## Utility Room

4'8" x 4'6"

Tiled flooring, range of wall and base units, single panel radiator, space and plumbing for a washing machine and space for a tumble dryer.

## Galleried Landing

Double glazed window to the side aspect, access to loft, fitted carpet, single panel radiator and airing cupboard containing tank and slatted shelving. Leads to All Bedrooms and Bathroom.

## Bedroom One

9'6" x 9'5"

Double glazed window to the front aspect, vaulted ceiling, 'Velux' window, double fitted walk-in wardrobes, single panel radiator and TV point. Leads to the En-Suite

## Ensuite

Obscure double glazed window to the side aspect, shower cubicle, dual flush w/c, pedestal wash hand basin, tiled splash back, heated towel rail and shaver point.

## Bedroom Two

11'4" x 8'7"

Double glazed window to the rear aspect, single panel radiator, TV point and fitted carpet. Leads to the Dressing Area and En-Suite.

## Walk in Dressing Area

8'3" x 3'8"

Fitted hanging rails and fitted carpet. Leads to the En-Suite.

## En-Suite

Obscure double glazed window to the side aspect, shower cubicle, dual flush low level w/c, wash hand basin, tiled splash back, extractor fan and shaver point.

## Bedroom Three

11'0" x 10'0"

Double glazed window to the rear aspect, single panel radiator, TV point and fitted carpet. Leads to the Family Bathroom.

## Bedroom Four

13'9" x 5'9"

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

## Bedroom Five

10'1" x 6'7"

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

## Jack 'N' Jill Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin, tiled splash back, single panel radiator, shaver point and extractor fan. Leads to Bedroom Three.

## Double Garage

18'1" x 17'3"

Power and lighting.

## Rear Aspect

Enclosed rear two tier garden with well established beds a borders and patio area.



### Front Aspect

Lawn to the side aspect with beds and borders, driveway leading to the double garage, off road parking for four vehicles and path leading to the front door.

### 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 'F' 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 = F

Energy Rating = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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

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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