

VILLAGE LOCATION



Bungalow - Semi Detached

SALLY CLOSE, WICKHAMFORD, EVESHAM WR11 8NZ

Asking Price

£325,000

FEATURES

- No Onward Chain
- Extended Semi-Detached Bungalow
- Garage and Driveway Providing Off Road Parking
- In Need of Some Cosmetic Updating
- Village Location
- South Facing Rear Garden
- Three Bedrooms
- Energy rating = TBC. Council Tax Band = C



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3 bedroom semi-detached bungalow located in Wickhamford

Entrance Hallway

Obscure double glazed door to the side aspect, single panel radiator and wood effect flooring.

Sitting Room

22'5" x 10'9"

Double glazed sliding door leading to the conservatory, fitted carpet, feature gas fireplace and three wall lights.

Kitchen/Diner

20'5" x 10'8"

Two double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door to the rear aspect, range of wall and base units with worktop over, sink, tiled splash back, built in gas hob with filter hood over, built in double electric oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer, double panel radiator and tiled floor.

Conservatory

10'1" x 9'1"

Brick and double glazed construction, double glazed door to the side aspect and tiled floor.

Bedroom One

11'2" x 10'8"

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

Bedroom Two

10'9" x 9'1"

Double glazed window to the front aspect, double panel radiator, TV point and fitted carpet.

Bedroom Three

10'4" x 7'6"

Double glazed window to the side aspect, double fitted wardrobes, double panel radiator and fitted carpet.

Bathroom

11'6" x 7'1"

Obscure double glazed window to the side aspect, white four piece suite comprising of bath, separate shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator, spot lights and tiled floor.

Loft Space

Access to a boarded loft space with power and lighting. Access via ladder.

Rear Aspect

Enclosed gravelled rear South Facing garden with beds and borders and shed.

Front Aspect

Block paved drive providing off road parking for five vehicles, gravelled area and path leading to the front door.

Garage

With up and over door. power and lighting.

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 'C' 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



Call us on

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www.avonestates.net

Council Tax Band = C

Energy Rating = TBC

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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 | | |
| 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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