

House - Detached

ST MARKS CLOSE, EVESHAM, WR11 2EU

Asking Price

£425,000

FEATURES

- Spacious Detached Family Home
- Four Bedrooms
- Garage and Off Road Parking for Five
- Private Enclosed Rear Garden
- Two Reception Rooms
- Two Bathrooms
- Home Office
- Energy Rating = B. Council Tax Band = E
- Owned Solar Panels



SPACIOUS FAMILY HOME



4 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door, double glazed window to the side aspect, single panel radiator, large storage cupboard, engineered wooden flooring and stairs leading to the first floor. Leads to the W/C and Dining Room.

W/C

Dual flush w/c, pedestal wash hand basin and tiled splash back.

Sitting Room

17'10" x 11'4"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, double panel radiator, engineered wooden flooring and log burner.

Kitchen/Diner

18'5" x 12'9"

Double glazed window to the rear aspect, door to the utility room, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in gas hob with filter hood over, built in electric oven, built in fridge, double panel radiator and engineered wooden flooring

Utility Room

9'6" x 7'2"

Double glazed window to the rear aspect, double glazed door to the side aspect, range of wall and base units with 'Granite' worktop over, 'Belfast' sink, mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a large 'American' style fridge/freezer and engineered wooden flooring.

Dining Room

Open to the Kitchen. Double glazed window to the rear aspect, double glazed door to the side aspect, double panel radiator and engineered wooden flooring.

Family Room/Bedroom Five

11'6" x 10'10"

Double glazed bay window to the front aspect and fitted carpet.

Landing

Fitted carpet, airing cupboard with tank and access to loft via ladder with lighting. Leads to All Bedrooms and Bathroom

Bedroom One

11'2" x 8'9"

Double glazed window to the rear aspect, double fitted wardrobes, single panel radiator and fitted carpet. Leads to the En-Suite

En-Suite

Obscure double glazed window to the front aspect, double shower cubicle, dual flush w/c, pedestal wash hand basin set into a vanity unit, heated towel rail and extractor fan.

Bedroom Two

10'4" x 9'4"

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

Dressing Room

9'2" x 6'11"

Space for wardrobes and fitted carpet.

Bedroom Three

11'5" x 9'0"

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

Bedroom Four

7'8" x 7'0"

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

Bathroom

Obscure double glazed window to the front aspect, three piece suite comprising of bath with shower over, dual flush w/c, wash hand basin and heated towel rail.

Rear Aspect

Private enclosed rear garden laid mainly 'Astro' turf with beds and borders, side gated access and off road parking.

Front Aspect

Block paved driveway, lawn area and side access.

Garage

17'7" x 12'9"

With double doors, space for vehicle, power and lighting.

Office

16'6" x 8'3"

Double glazed window to the side aspect, power points, telephone points, consumer unit and base units with worktop over.

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 'E' 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

01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = E

Energy Rating = B

AVON
ESTATES

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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.

AVON
ESTATES