



RECENTLY
REFURBISHED

House - End Terrace

ALBERT ROAD, EVESHAM, WR11 4LB

Asking Price
£230,000

FEATURES

- Recently Refurbished
- Close To Local Amenities
- Enclosed Garden
- Downstairs Bathroom
- Council Tax Band - B
- Three Bedrooms
- Utility
- New Windows & Doors
- Motivated Vendor Ready To Move
- Energy Performance Rating - D



AVON
ESTATES

3 Bedroom House - End Terrace located in Evesham

Entrance Hall

Obscure double glazed front door, single panel radiator, wood effect flooring, stairs to first floor and leads to Sitting Room.

Downstairs Bathroom

Obscure double glazed window to side aspect, dual flush low level WC, pedestal wash hand basin in vanity unit with tiled splashback, wood effect flooring, heated towel rail, and bath with shower over.

Sitting Room

13'5" x 11'4"

Double glazed window to front aspect, wood effect flooring, single panel radiator and leads to Kitchen.

Kitchen

9'3" x 10'5"

Double glazed window to rear aspect, single panel upright radiator, wood effect flooring, pantry, a range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap. Built in electric oven, induction hob, space for fridge/freezer and leads to Utility.

Utility

Wall mounted 'Baxi' boiler, double glazed door to rear aspect, wood effect flooring, a range of wall units, space for washing machine and door to rear garden.

Landing

Fitted Carpet,

Bedroom One

13'9" x 9'9"

Double glazed window to front aspect, two fitted single wardrobes and above head furniture. Single panel radiator, fitted cupboard and fitted carpet.

Bedroom Two

9'4" x 8'

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

Bedroom Three

7'2" x 8'6"

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

Upstairs WC

Dual flush WC, pedestal wash hand basin with splashback and heated towel rail.

Rear Aspect

Enclosed garden, laid to lawn, shed, beds and borders.

Front Aspect

Beds and borders.

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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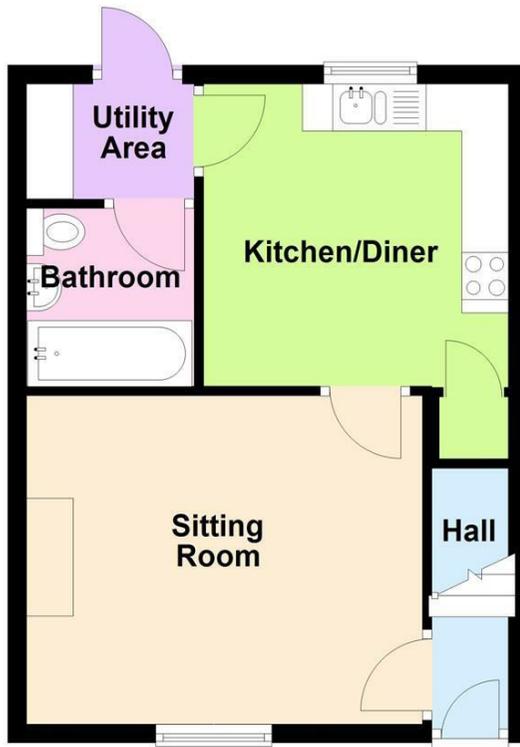
www.avonestates.net



Council Tax Band - B

Energy Performance Rating - D

Ground Floor



First Floor



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		60	75
(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.

