

EXTENSIVELY  
REFURBISHED



House - Semi-Detached

# CHELTENHAM ROAD, EVESHAM, WR11 2LQ

Asking Price  
**£380,000**

## FEATURES

- Three Bedroom Semi Detached
- Recently Refurbished
- Opportunity To Convert The Loft - Subject To Building Regulations.
- New Modern Fitted Kitchen
- New Fitted Bathroom
- Downstairs Shower Room
- Separate Dining Room
- Office/Fourth Bedroom
- Utility Room
- Ample Off Road Parking



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# 4 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Double glazed front door, double glazed window to the front aspect, under stairs storage cupboard, wood effect flooring, single panel radiator.

## Dining Room

11'8" x 11'5"

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

## Sitting Room

18'8" x 11'2"

Double glazed 'French' doors with glazed side panels to rear aspect, TV point, wood effect flooring, double panel radiator, and spotlights.

## Kitchen

15'5" x 13'1"

Double glazed window to front and rear aspect, wood effect flooring, range of wall and base units with work surface over, sink, drainer, mixer taps, tiled splashback, extractor fan, spotlights, filter hood, built in electric hob, built in double electric oven, space for a dishwasher, space for fridge/freezer, kitchen island and leads to Utility Area.

## Utility Area

12'8" x 4'11"

Double glazed window and door to side aspect, wood effect flooring, range of wall and base units, space for washing machine and tumble dryer. Leads to the office.

## Office/Bedroom Four

10'0" x 6'11"

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

## Downstairs Shower Room

Double glazed window to side aspect, spotlights, dual flush low level WC, wash hand basin in vanity, tiled floor, extractor fan and separate shower cubicle.

## Landing

Double glazed window to side aspect, access to part boarded loft, fitted carpet.

## Bedroom One

11'8" x 11'5"

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

## Bedroom Two

11'6" x 11'0"

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

## Bedroom Three

7'0" x 6'4"

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

## Bathroom

7'7" x 5'8"

Obscure double glazed window to front aspect, heated towel rail, tiled floor, spotlights, extractor fan, three piece suite comprising of dual flush low level WC, pedestal wash hand basin with tiled splashback and 'P' shaped bath with shower 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 'D' 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

### Front Aspect

Block paved driveway providing ample off road parking, courtesy lighting and storm porch.

### Rear Aspect

Enclosed walled garden, patio area, gravelled area, courtesy lighting, outside power socket and cold water tap.



Call us on

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Council Tax Band - D

**Energy Performance Rating - D**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(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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