House - Detached

BRUNEL WAY, HONEYBOURNE, EVESHAM, WR11 7GJ

Asking Price

£485,000

FEATURES

- No Onward Chain
- Detached
- Double Garage
- Large Driveway
- Utility
- Village Location
- Four Bedrooms
- Conservatory
- Ensuites To The Master & Second Bedroom
- Cul De Sac

4 3 3 C

AVON ESTATES

4 Bedroom House - Detached located in Honeybourne

Entrance Hall
Obscure double glazed front door, single panel radiator, storage cupboard under the stairs, wood effect flooring, stairs to first floor and leads to Sitting Room.

Downstairs WC
Obscure double glazed window to side aspect, dual flush low level WC, pedestal wash hand basin with tiled splashback, tiled floor and single panel radiator.

Sitting Room
17'09" x 11'07"
Double glazed window to front aspect, TV point, telephone point, fitted carpet, double panel radiator, gas feature fire and leads to Dining Room.

Kitchen
13'03" x 10'11"
Double glazed window to rear aspect, double panel radiator and tiled floor. A range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Extractor fan, spotlights, built in gas hob, built in double electric oven, built in dishwasher, built in fridge/freezer and leads to Utility.

Utility
13'04" x 6'
Double glazed door to rear aspect, double glazed window to side aspect, tiled floor, a range of wall and base units with work surface over. Sink, drainer, mixer taps and tiled splashback. Single panel radiator, space for washing machine and space for tumble dryer.

Dining Room
12'08" x 9'02"
Double glazed sliding doors to rear aspect, double panel radiator, fitted carpets and leads to conservatory.

Conservatory
Brick construction, double glazed 'French' doors to rear aspect, tiled floor and leads out to Garden.

Landing
Loft access, fitted carpet, single panel radiator and airing cupboard.

Bedroom One
15'06" x 14'01"
Double glazed window to rear aspect, double glazed window to side aspect, single panel radiator and fitted carpet. Leads to Ensuite.

Ensuite
Obscure double glazed window to front aspect, shower cubicle, extractor fan, dual flush low level WC, wash hand basin in vanity, tiled splashback, heated towel rail, wood effect flooring, shaver point and light.

Bedroom Two
13' x 9'06"
Double glazed window to front aspect, single panel radiator and fitted carpet.

Ensuite
Obscure double glazed window to side aspect, shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splashback, heated towel rail, wood effect flooring, shaver point and light.

Bedroom Three
10'09" x 9'05"
Double glazed window to rear aspect, single panel radiator and fitted carpet.

Bedroom Four
9'09" x 8'10"
Double glazed window to front aspect, single panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to rear aspect, three piece white suite comprising of low level WC, pedestal wash hand basin with splashback and standard bath with shower over. Single panel radiator, wood effect flooring, extractor fan, shaver point and light.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio, side gated access, courtesy lighting and cold water tap.

Front Aspect
Tarmac drive providing off road parking for two vehicles, lawn, beds and borders., courtesy lighting and path leading to.

Double Garage

Two up and over doors, space for vehicles, power, lighting and parking in front of the garage.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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.

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

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

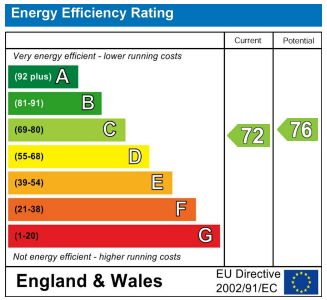
sales@avonestates.net
www.avonestates.net

Council Tax Band - F

Energy Performance Rating C

Ground Floor

First Floor



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.