House - Semi-Detached

ALMOND CLOSE, EVESHAM, WR11 1YH

Asking Price

£220,000

FEATURES

- ** SALE AGREED ** In Need of Modernisation
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Cul-De-Sac Location
- Garage and Off Road Parking
- Close to Charity Brook Park
- Council Tax Band C | Energy Performance Rating G

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AVON ESTATES

3 Bedroom House - Semi-Detached located in Evesham

Porch
Double glazed sliding doors to the front aspect and windows to the side aspect. Leads to the Hallway

Hallway
Obscure double glazed front door, wood effect flooring and stairs leading to the first floor. Leads to the Sitting/Dining Room

Sitting/Dining Room
24'8" x 12'0" max 7'4" min
Double glazed window to the front aspect, TV point, fitted carpet and gas feature fireplace with 'Baxi' boiler. Leads to the Lean to and Kitchen

Kitchen
10'2" x 7'2"
Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in double electric oven, and space for a fridge/freezer.

Reception Room Two/Sudy/Playroom
9'5" x 7'9"
Double glazed window to the rear aspect, wood effect flooring and TV point.

Lean To
10'0" x 7'8"
Sliding doors to the side aspect and space and plumbing for a washing machine.

Landing
Double glazed window to the side aspect, fitted carpet, airing cupboard with slatted shelving and tank and access to loft. Leads to all Bedrooms and Bathroom

Bedroom One
12'5" x 8'5"
Double glazed window to the front aspect, double fitted wardrobe, TV point and fitted carpet.

Bedroom Two
10'0" x 8'4"
Double glazed window to the rear aspect and TV point.

Bedroom Three
9'5" x 6'4"
Double glazed window to the front aspect, TV point and fitted carpet.

Bathroom
Obscure double glazed window to the rear aspect, corner bath with shower fitting over, sperate shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, tiled floor, wall mounted electric heater, spot lights, shaver point with light and extractor fan.

Rear Aspect
Enclosed rear garden with lawn and patio area's, courtesy lighting, outside cold water tap, double power socket and shed.

Front Aspect
Lawn with beds and borders, courtesy lighting, storm porch and off road parking for one/two vehicles.

Garage
15'3" x 8'6"
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

01386 257180

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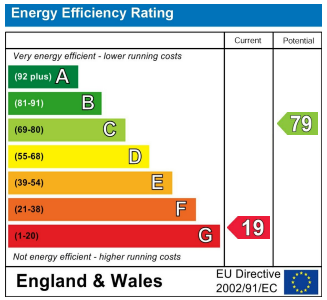
www.avonestates.net

Ground Floor

First Floor

Council Tax Band - C

Energy Performance Rating - G



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.