House - Terraced

PRINCESS ROAD, EVESHAM, WR11 4QG

Asking Price

£259,000

FEATURES

- *** SOLD *** NO CHAIN
- Terrace
- Downstairs W/C
- Gas Central Heating
- Energy Performance Rating - D
- Three Bedrooms
- Two Reception Rooms
- Greenhill Area
- Council Tax Band - C

3 1 2 D

AVON ESTATES

3 Bedroom House - Terraced located in Evesham

Entrance Hall
Obscure double glazed door to the front aspect, double panel radiator, tiled flooring, telephone point and stairs leading to the first floor.

W/C
Obscure double glazed widow to the rear aspect, W/C, wall mounted wash hand basin, wood effect flooring, towel rail and extractor fan.

Sitting Room
12'9" x 11'6"
Double glazed bay window to the front aspect, TV point, wood effect flooring and double panel radiator.

Dining Room
11'8" x 11'6"
Double glazed window to the rear aspect, double panel radiator and wood effect flooring. Understairs cupboard with obscure double glazed window to the rear aspect, shelving, lighting and tiled flooring.

Kitchen
9'6 x 7'7"
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, built in electric hob with filter hood over, built in electric oven, dishwasher, fridge/freezer, single panel radiator, tiled flooring and spot lights.

Utility Room
7'7" x 6'0"
Double glazed window to the rear aspect, obscure double glazed door to the rear aspect, range of wall and base units, washing machine, space for a tumble dryer, boiler and tiled flooring.

Landing
Double glazed window to the rear aspect, fitted carpets, airing cupboard and access to loft. Leads to All Bedrooms and Bathroom

Bedroom One
11'6" x 10'5"
Double glazed window to the front aspect, double panel radiator, TV point, fitted carpets and access to loft.

Bedroom Two
10'8" x 6'9"
Double glazed window to the front aspect, double panel radiator, telephone point, TV point and fitted carpets.

Bedroom Three
8'1" x 8'1"
Double glazed window to the rear aspect.

Bathroom
Obscure double glazed window to the rear aspect, white three piece suite comprising of bath, separate shower cubicle, low level w/c, pedestal wash hand basin, splash back, heated towel rail, vinyl flooring, spot lights and extractor fan.

Rear Aspect
Enclosed rear garden laid to slabs, side gated aspect, courtesy lighting, outside cold water tap and shed.

Front Aspect
Courtesy lighting, storm porch, stone area and path leading to the front door.

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

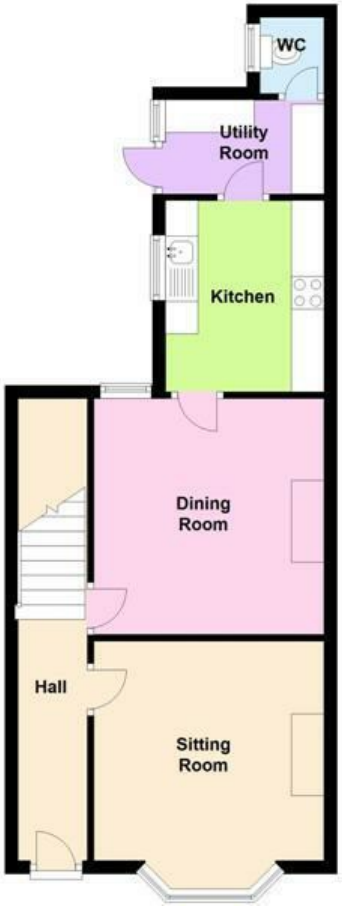
Anti Money Laundering

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

Ground Floor



First Floor

Call us on

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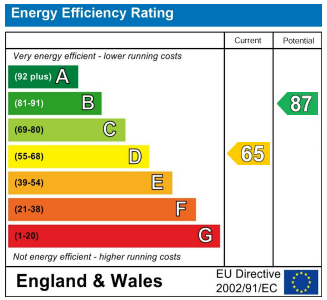
Council Tax Band - C

Energy Performance Rating - D



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.