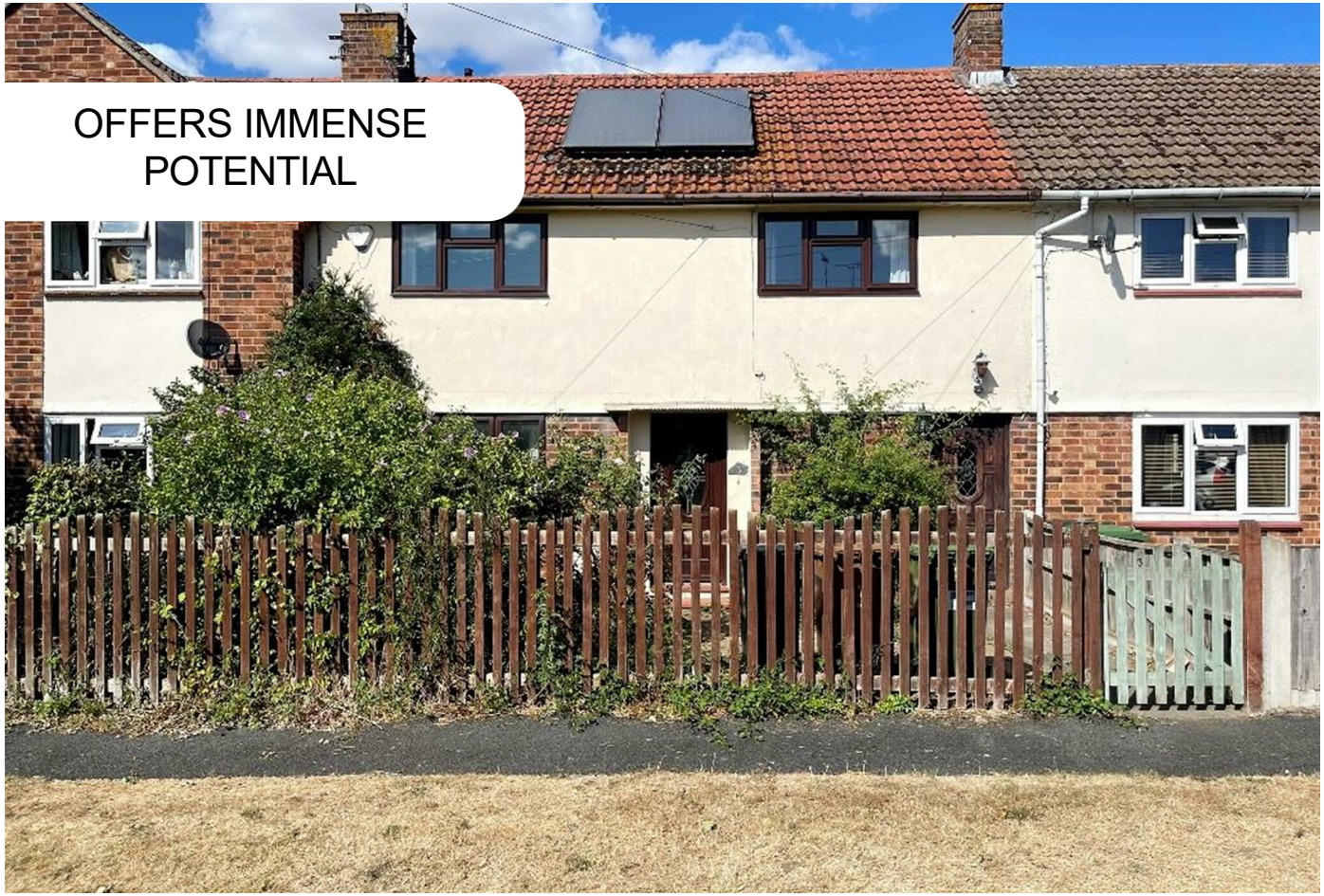

House - Terraced

HEATHFIELD ROAD, NORTON, EVESHAM, WR11 4TQ

Asking Price

£180,000

FEATURES

- ** SALE AGREED ** No Onward Chain
- Three Bedrooms
- Office
- Village Location
- Utility
- Terraced House
- Large Lounge/Diner
- Sun Room/Conservatory
- Garage
- Fantastic Opportunity

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AVON ESTATES

3 Bedroom House - Terraced located in Norton

Entrance Hall
6'11" x 5'11"
Obscure double glazed door, single panel radiator, stairs to first floor, leads to Lounge/Diner & Kitchen.

Lounge/Diner
27' x 11'6"
Double glazed UPVC window to front aspect, double glazed patio doors to rear aspect, fitted carpet, single panel radiator, double panel radiator, gas feature fire, Kitchen serving hatch.

Kitchen/Breakfast Room
11'4" x 18'11"
Single glazed window to rear aspect, door to rear aspect, double panel radiator and tiled floor. A range of wall and base units with work surface over, sink, drainer, mixer taps and tiled splashback. Filter hood, built in 4 ring gas hob, built in double electric oven and space for a fridge/freezer.

Inner Hallway
Wooden door to front aspect, Office, power and sink with tap.

Utility Room
9'9" x 6'4"
Double glazed window to rear aspect, space and plumbing for washing machine, leads to Side Passage and Conservatory/Sun Room.

Conservatory/Sun Room
15' x 8'3"
Double glazed double doors to rear aspect.

Landing
Double glazed window to rear aspect, fitted carpet and airing cupboard with tank.

Bedroom One
11'7" x 11'5"
Double glazed UPVC window to front aspect, fitted double wardrobes and single panel radiator.

Bedroom Two
10'3" x 8'8"
Double glazed UPVC window to front aspect, three fitted wardrobes, single panel radiator and fitted carpet.

Bedroom Three
8'5" x 8'5"
Double glazed window to rear aspect, hatch to loft with ladder and boiler. Fitted single wardrobe, double panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to rear aspect, fully tiled, single panel radiator, three piece suite comprising of low level WC, pedestal wash hand basin and standard bath with shower over.

Garage
Double doors

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio, rear gated access, parking and shed.

Front Aspect
Gated with path leading to, 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.

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 'C' 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

Declaration

Declaration Agent's Note: Estate Agents Act (1979) Declaration of Interest. The Vendor of this property is an associate of an Estate Agent within the meaning of the Estate Agents Act and the declaration to that effect is hereby made in accordance within Section 21 of that Act.

Call us on

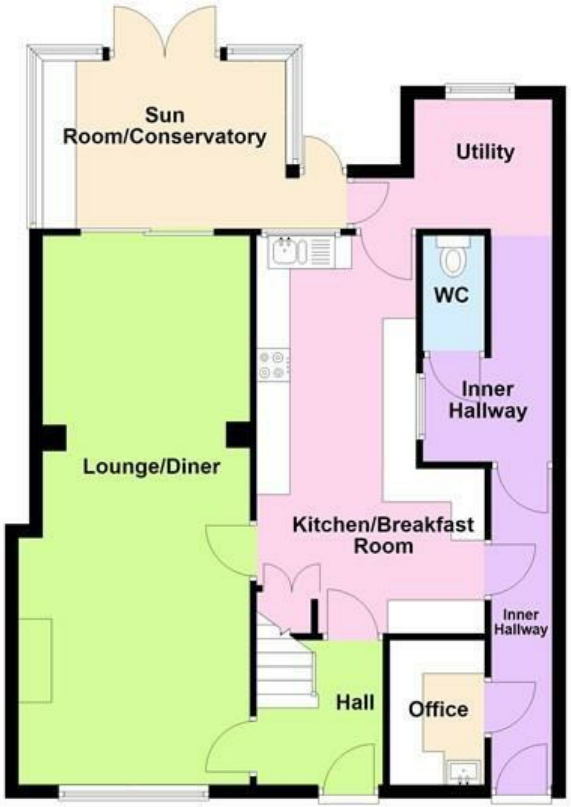
01386 257180

sales@avonestates.net
www.avonestates.net

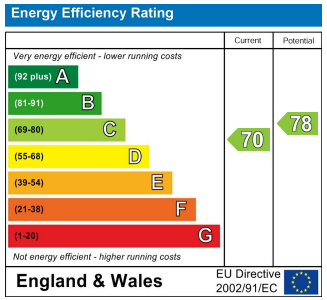
Council Tax Band - C

Energy Performance Rating - TBC

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.