

WELL PRESENTED



House - Semi-Detached

ST PHILIPS DRIVE, EVESHAM, WR11 2RJ

Asking Price
£265,000

FEATURES

- **** SOLD **** Semi Detached
- Three Bedrooms
- Conservatory
- Garden
- Off Road Parking
- Garage
- Council Tax Band - C
- Energy Performance Rating - C



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3 Bedroom House - Semi-Detached located in Evesham

Entrance Hall

Obscure double glazed front door, single panel radiator, wood effect flooring, stairs to first floor and leads to WC.

Downstairs WC

Obscure double glazed window to front aspect, dual flush low level WC, wash hand basin in vanity, tiled splash back, wood effect flooring and heated towel rail.

Sitting Room

11'4" x 14'8"

Double glazed window to front aspect, wood effect flooring, single panel radiator and leads to Kitchen.

Kitchen

9'6" x 14'8"

Double glazed window to rear aspect, double glazed door to rear aspect, double panel radiator, storage cupboard, range of wall and base units with work surface over, sink, drainer, mixer taps and tiled splashback. Space for a washing machine, space for a tumble dryer, space for a fridge/freezer and space for a cooker.

Conservatory

12'4" x 9'4"

Brick construction, double glazed double doors to rear aspect and wood effect flooring.

Landing

Obscure double glazed window to side aspect, loft access, airing cupboard with slatted shelving and water tank, single panel radiator and fitted carpet.

Master Bedroom

8'3" x 14'8"

Double glazed window to front aspect, single panel radiator and fitted carpet.

Bedroom Two

8'1" x 11'2"

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

Bedroom Three

6'3" x 8'3"

Double glazed window to front aspect, fitted single wardrobe above the stairs, 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 and standard bath with shower over. Spotlights, heated towel rail and wood effect flooring.

Rear Aspect

Enclosed garden, laid to lawn, patio and side gated access.

Front Aspect

Driveway for two vehicles.

Garage

Up and over door, power, lighting and parking in front.

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

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Council Tax Band - C

Energy Performance Rating - C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
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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