



House - Detached

# HAZEL AVENUE EVESHAM WR11 1XT

Asking Price

£325,000

## FEATURES

- No Onward Chain
- Detached Property
- Four Bedrooms
- Cul-De-Sac Location
- Modern Kitchen
- Off Road Parking
- Double Glazing Throughout
- Gas Central Heating
- Council Tax Band - D
- Energy Performance Rating - D



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hallway

Obscure double glazed door to the side aspect, single panel radiator, wood effect flooring and storage cupboard. Leads to the Sitting Room

## Downstairs W/C

Low level w/c, pedestal wash hand basin, tiled splash back, tiled floor and single panel radiator.

## Sitting Room

18'1" x 10'7"

Two double glazed windows to the front aspect, wood effect flooring, two single panel radiators and gas feature fireplace.

## Kitchen

14'7" max 8'2" min x 16'4" max 10'2" min

Two double glazed windows to the rear aspect, range of wall and base units with 'Granite' worktop over, one and a half bowl sink, round sink, drainer, mixer tap, upstand, 'Falcon' range cooker with filter hood over, built in dishwasher, built in washing machine, built in fridge/freezer, wine cooler, upright radiator and tiled floor.

## Dining Room

12'4" x 8'4"

Double glazed door to the rear aspect, two double glazed windows to the rear aspect, single panel radiator, wood effect flooring and stairs leading to the first floor.

## Landing

Fitted carpet, airing cupboard and access to loft.

## Bedroom One

11'0" x 9'3"

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

## Bedroom Two

12'0" x 9'3"

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

## Bedroom Three

9'0" x 8'6"

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

## Bedroom Four

8'6" x 7'4"

Double glazed window to the front aspect, two single fitted wardrobe with overhead storage, single panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to the side aspect, bath with shower over, dual flush w/c, pedestal wash hand basin and single panel radiator.

## Rear Aspect

Enclosed rear garden laid to lawn with beds and borders, side gated access and shed.

## Front Aspect

Lawn and driveway providing off road parking.

## 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 'D' 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**

**sales@avonestates.net**  
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**Council Tax Band = D**

**Energy Rating = D**

**Ground Floor**

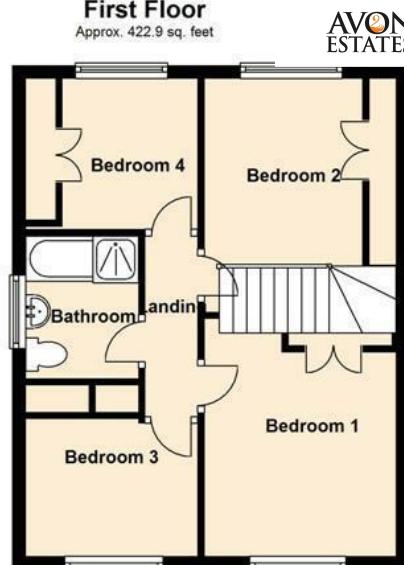
Approx. 545.3 sq. feet



Total area: approx. 968.2 sq. feet

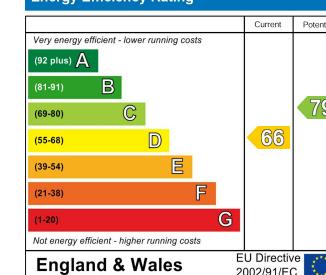
**First Floor**

Approx. 422.9 sq. feet



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**Energy Efficiency Rating**



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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