House - Semi-Detached

HAZEL AVENUE, EVESHAM, WR11 1XT

Asking Price

£195,000

FEATURES

- ** SALE AGREED ** No Onward Chain
- Close To Local Amenities
- In Need Of Modernisation
- Council Tax Band B
- Two Bedrooms
- Off Road Parking
- Investment Opportunity
- Energy Performance Rating D

2 1 1 D

AVON ESTATES

2 Bedroom House - Semi-Detached located in Evesham

Entrance Hall
Front door, wood effect flooring, leads to Sitting Room & Kitchen.

Sitting Room
13'4" x 12'5"
Double glazed window to front aspect, wood effect flooring, double panel radiator and electric feature fire.

Kitchen
12'5" x 8'3"
Double glazed window to rear aspect, single glazed door to rear aspect, single panel radiator and tiled floor. A range of wall and base units with work surface over, sink, drainer, mixer tap and tiled splashback. Wall mounted 'Ariston' boiler, space for washing machine, space for fridge and space for cooker.

Landing
Access to loft.

Bedroom One
12' x 10'7"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator and airing cupboard housing boiler.

Bedroom Two
9'8" x 6'3"
Double glazed window to rear aspect and single panel radiator.

Wetroom
Obscure double glazed window to rear aspect, single panel radiator, low level WC, pedestal wash hand basin and open shower.

Rear Aspect
Enclosed garden, laid to lawn, decked area, side gated access and shed.

Front Aspect
Off road parking for two vehicles.

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 'B' 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

Call us on

01386 257180

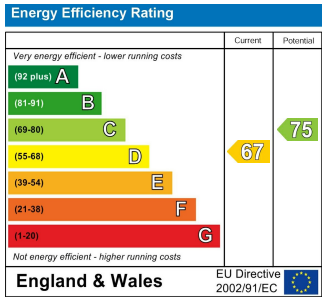
sales@avonestates.net
www.avonestates.net

Ground Floor

First Floor

Council Tax Band - B

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.