

NO ONWARD CHAIN



House - Terraced

MONTFORT STREET, EVESHAM, WR11 3BY

Offers Over
£200,000

FEATURES

- SOLD*** No Onward Chain ***
- Two Reception Rooms
- Good Sized Bathroom
- Close to all Local Amenities and Schools
- Two Double Bedrooms
- Downstairs Utility/W/C
- Well Presented
- Council Tax Band - B
- Energy Performance Rating - D



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2 Bedroom House - Terraced located in Evesham

Sitting Room

12'3" x 9'9"

Door to the front aspect, telephone point, fitted carpet and double panel radiator. Leads to the Dining Room

Dining Room

12'3" x 11'9"

Double glazed window to the rear aspect, double panel radiator, storage under the stairs, fitted carpet, two wall lights and stairs leading to the first floor. Leads to the Kitchen.

Kitchen

9'3" x 6'6"

Double glazed window to the side aspect, obscure double glazed door to the rear aspect, range of base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in electric hob, built in electric oven, space for a fridge/freezer, cupboard housing wall mounted boiler, wood effect flooring and spot lights. Leads to the Rear Lobby

Utility/W/C

6'4" x 6'0"

Obscure double glazed window to the side aspect, range of base units with worktop over, sink, mixer tap, spot lights, splash back, single panel radiator, dual flush low level w/c, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher and extractor fan.

Landing

Fitted carpet and access to loft. Leads to Both Bedrooms and Bathroom

Bedroom One

10'3" x 10'0"

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

Bedroom Two

11'9" x 9'3"

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

Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin, tiled splash back, single panel radiator, wood effect flooring and spot lights.

Rear Aspect

Enclosed slabbed garden, patio area, courtesy lighting and outside cold water tap. Leads to the Garage.

Garage

With double doors.

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 'B' 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



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Council Tax Band - B

Energy Performance Rating - D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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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