

NO ONWARD CHAIN



Bungalow - Semi Detached

THE CLOSE, CLEEVE PRIOR, EVESHAM, WR11 8LF

Offers Over
£240,000

FEATURES

- Semi-Detached Bungalow
- Detached Garage
- Double Glazing
- Enclosed Garden
- Council Tax Band - B
- Two Double Bedrooms
- NO ONWARD CHAIN
- Village Location
- Utility Area
- Energy Performance Rating - C



AVON
ESTATES

2 Bedroom Bungalow - Semi Detached located in Evesham

Entrance Hall

Obscure double glazed front door, double panel radiator and fitted carpet. Cupboard housing wall mounted boiler.

Sitting Room

13'4" x 10'9"

Double glazed window to the front aspect, double panel radiator, wood burner fire, storage and fitted carpet.

Kitchen

9' 9" x 8'9"

Double glazed window to the rear aspect, double glazed window to the side aspect, range of wall and base units with solid Oak worktop over, sink, tiled splash back, built in electric hob with filter hood over, built in double electric oven, space and plumbing for a washing machine, space for a fridge/freezer, double panel radiator and vinyl flooring.

Utility Area

6'5" x 5'6"

Double glazed window to the rear aspect, space and plumbing for a washing machine and space for a tumble dryer.

Lean To

23'2" x 3'1"

Three double glazed windows to the side aspect, corrugated roof, power and lighting.

Bedroom One

13'0" x 13'0"

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

Bedroom Two

12'2" x 10'6"

Double glazed 'French' doors to the rear aspect, double panel radiator and fitted carpet.

Shower Room

Obscure double glazed window to the rear aspect, three piece suite comprising of corner shower cubicle, dual flush low level w/c, pedestal wash hand basin and heated towel rail.

Rear Garden

Enclosed rear garden laid mainly to lawn with views over fields and two sheds one with power and lighting.

Garage

15'5" x 8'1"

With roller door.

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

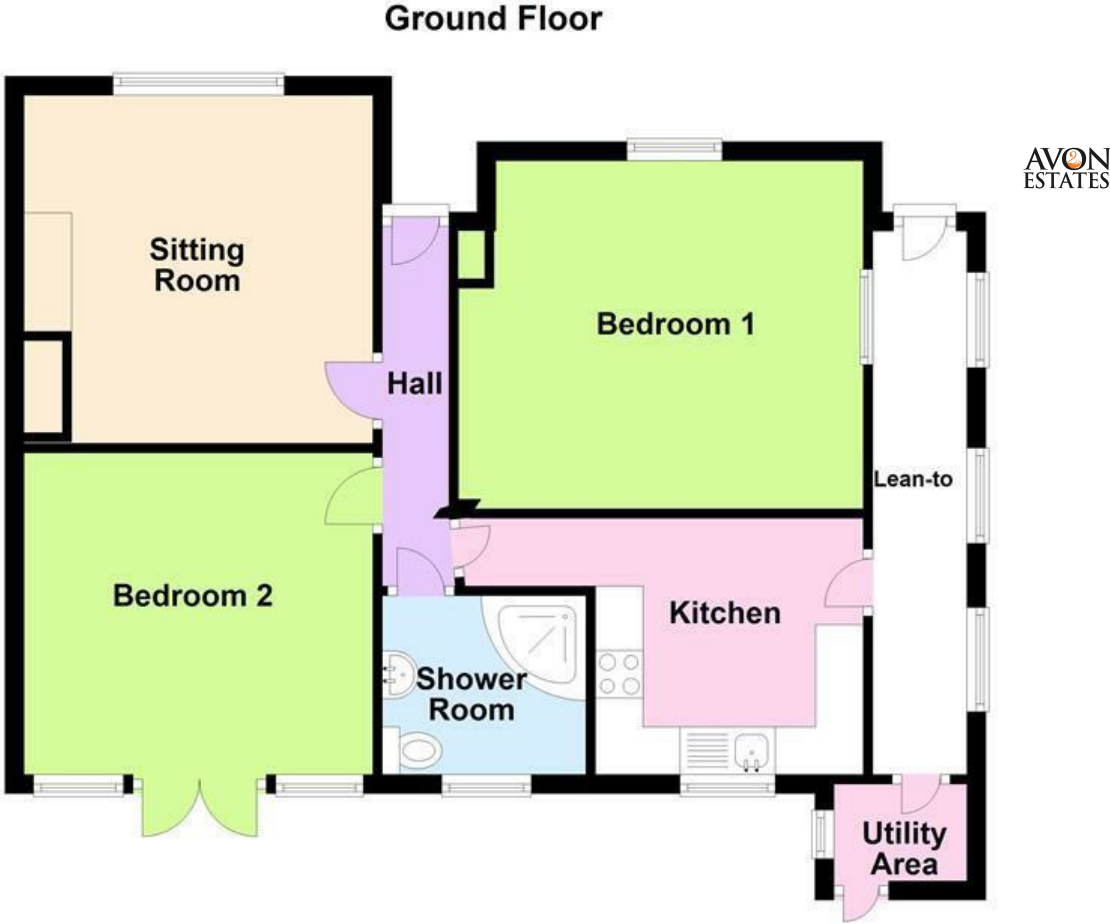
anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did 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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.

