Cottage

ST JAMES CLOSE, HARVINGTON, EVESHAM, WR11 8PZ

Asking Price
£255,000

FEATURES

- ** UNDER OFFER ** Village Location
- Beautifully Cosy Cottage
- Two Good Sized Bedrooms
- Off Road Parking
- Garage
- Inglenook Fireplace
- Front & Rear Gardens
- No Onward Chain

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AVON ESTATES

2 Bedroom Cottage located in Harvington

Entrance Hall
Obscure double glazed front door, single panel radiator, wood effect flooring and a drop latch door leads to Sitting Room.

Sitting Room
13'9" x 10'8"
Double glazed window to front aspect, TV point, telephone point, wood effect flooring, double panel radiator, two wall lights, stairs to first floor, multifuel burner and a drop latch door leads to Kitchen.

Kitchen/Diner
13'9" x 12'1"
Double glazed window to rear aspect, double glazed 'French' doors to rear aspect, double panel radiator, wood effect flooring and wall light. A range of wall and base units with work surface over, sink, drainer, mixer taps and splashback. Spotlights, filter hood, built in electric hob, built in electric oven, space for washing machine, space for fridge and freezer. Cupboard containing wall mounted boiler.

Landing
Access to part boarded loft with light. two wall lights, fitted carpet, airing cupboard containing a single radiator and drop latch doors lead to all Bedrooms and Shower Room.

Bedroom One
13'7" x 11'1"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator, telephone point, TV point and fitted carpet.

Bedroom Two
7'7" x 7'7"
Double glazed rooflight to rear aspect, fitted single wardrobe, single panel radiator and fitted carpet.

Shower Room
Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and double shower cubicle. Heated towel rail, tiled floor, spotlights, shaver light and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio, rear gated access, courtesy lighting and cold water tap.

Front Aspect
Lawn, beds and borders, courtesy lighting and off road parking for one vehicle.

Garage
17'1" x 8'8"
Eaves storage, up and over 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 '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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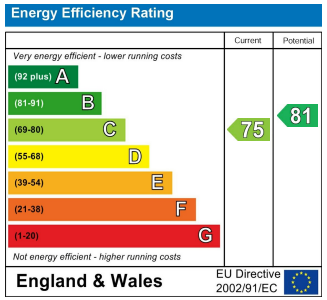
www.avonestates.net

Council Tax Band - C

C



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.