

FOUR BEDROOMS



House - Detached

THE HEATHERS, EVESHAM, WR11 2PF

Asking Price
£343,000

FEATURES

- Detached
- Conservatory
- Ensuite To The Master
- Garage
- Council Tax Band - E
- Four Bedrooms
- Dining Room/Study
- Enclosed Garden
- Off Road Parking
- Energy Performance Rating - C



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4 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door, single panel radiator, understairs storage cupboard, wood effect flooring, stairs to first floor with new fitted carpet, leads to WC & Sitting Room.

Downstairs WC

Obscure double glazed window to front aspect, dual flush low level WC, wall mounted sink, tiled splashback, vinyl flooring and double panel radiator.

Sitting Room

14'3" x 13'4"

Double glazed sliding doors to Conservatory, wood effect flooring and double panel radiator.

Kitchen

15'5" x 9'7"

Window and single door to Conservatory, wood effect flooring, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Filter hood, built in washing machine, space for a dishwasher, space for a fridge/freezer and space for a 'Range' style cooker with induction hob.

Dining Room/Study

11'9" x 9'2"

Double glazed bay window to front aspect, new single panel radiator and new fitted carpet.

Conservatory

19'5" x 8'2"

Brick construction, double glazed 'French' doors to rear aspect, two electric heaters, wood effect flooring and leads to Garden.

Landing

Access to part boarded loft with light and fitted carpet. Leads to all Bedrooms and Bathroom.

Bedroom One

15'3" x 12'8"

Double glazed window to front aspect, fitted triple wardrobes, single panel radiator, new fitted carpet and leads to Ensuite. Recently redecorated.

Ensuite

Obscure double glazed window to front aspect, shower cubicle, extractor fan, low level WC, pedestal wash hand basin in vanity, tiled splashback, new single panel radiator and shaver point. Recently redecorated.

Bedroom Two

11'3" x 7'9"

Double glazed window to front aspect, fitted double wardrobes, single panel radiator, fitted carpet and storage cupboard housing hot water tank.

Bedroom Three

8'8" x 9'

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

Bedroom Four

9'2" x 7'9"

Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet. Recently redecorated.

Bathroom

Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and standard bath with shower over. Tiled floor, radiator, shaver point and extractor fan. Recently redecorated.

Garage

Up and over door, power and lighting.

Front Aspect

Electric charging point, lawn, courtesy lighting, storm porch and off road parking for two vehicles.

Rear Aspect

Enclosed garden, beds and borders and side gated access.

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 'E' 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 - E

Energy Performance Rating - C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(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.

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