

BEAUTIFULLY  
PRESENTED COTTAGE



Cottage

# VILLAGE STREET, HARVINGTON, EVESHAM, WR11 8NQ

Asking Price

£250,000

## FEATURES

- No Onward Chain
- Off Road Parking
- Extended
- Utility/Breakfast Snug Area
- Energy Performance Rating - D
- Two Double Bedrooms
- Sought After Village of Harvington
- Enclosed Rear Garden
- Council Tax Band - B



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# 2 Bedroom Cottage Located in Harvington

## Porch

Obscure double glazed door, double glazed window to the front aspect and a double glazed window to the side aspect. Built in storage. Leads to the inner hallway.

## Hallway

Obscure double glazed door, double glazed window to the front aspect, two double panel radiators, understairs storage cupboard, wood effect flooring, two wall lights and stairs leading to the first floor. Hallway leads to Sitting Room and also leads to the Kitchen and Bathroom.

## Sitting Room

12'7" x 12'4"

Double glazed window to the front aspect, telephone point, wood effect flooring, double panel radiator, two wall lights and capped off gas point.

## Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, dual flush w/c, wash hand basin set into a vanity unit and heated chrome towel rail.

## Kitchen

11'7" x 6'5"

A range of wall and base units with worksurface over, one and a half bowl sink with drainer, splash back, built in electric hob with filter hood over, built in electric oven, space for a fridge/freezer, modern wall radiator and wood effect flooring. Opens to Utility area and Breakfast Snug.

## Utility Area

5'9" x 5'1"

Space and plumbing for a washing machine, wood effect flooring and cupboard containing wall mounted boiler. Opens to Breakfast snug.

## Breakfast Snug

8'6" x 8'0"

Double glazed window to the rear aspect, rooflight, double panel radiator, breakfast bar, TV point, wood effect flooring. Door to the rear aspect.

## Landing

Double glazed window to the rear aspect, fitted carpet and fitted storage cupboard above stairs. Leads to both bedrooms.

## Bedroom One

12'5" x 11'5"

Double glazed window to the front aspect, double glazed window to the rear aspect, single panel radiator, TV point, fitted storage cupboard, fitted carpet and access to partially boarded loft space via pull down ladder.

## Bedroom Two

8'0" x 7'4"

Double glazed window to the front aspect, fitted storage cupboards, double panel radiator, TV point and fitted carpet.

## Rear Aspect

Enclosed rear garden mainly laid to gravel suitable for pots, with decked patio area and rear gated access. Cold water tap.

## Front Aspect

Drive providing off road parking for two vehicles and outside cold water tap.

## 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 Rating = D**

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| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>64</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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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