House - Semi-Detached

YPRES WAY, EVESHAM, WR11 2SJ

Asking Price
£257,500

FEATURES

- Two Double Bedrooms
- Cul-de-Sac Location
- Utility and Downstairs W/C
- En-Suite Shower Room & Family Bathroom
- Energy Performance Rating - B
- Semi-Detached
- Off Road Parking for Two Vehicles
- NHBC
- Council Tax Band - C

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2 Bedroom House - Semi-Detached located in Evesham

Entrance Hall
Obscure double glazed front door, single panel radiator, wood effect flooring and stairs to first floor. Leads to Sitting Room.

Sitting Room
14'6" x 10'4"
Double glazed window to front aspect, two single panel radiators, TV point, telephone point, understairs cupboard and wood effect flooring. Opens into Kitchen/Diner.

Kitchen/Diner
10'4"x 9'7"
Double glazed 'French' doors leading to the garden, a range of wall and base units with work surface over, one a a half bowl sink, drainer, mixer tap and tiled splashback., electric hob with extractor fan over, built in electric oven, built in dishwasher, built in fridge/freezer, double panel radiator, luxury vinyl tiled floor and spot lights. Leads to Utility.

Utility Area
5'3 x 3'2"
Space and plumbing for washing machine, cupboard housing an 'Ideal' boiler and luxury vinyl tiled flooring. Leads to Downstairs WC.

Downstairs WC
Dual flush low level w/c, wash hand basin, tiled splashback, tiled floor, extractor fan and single panel radiator

Landing
Access to part boarded loft with lighting. Fitted carpet. Leads to both Bedrooms and Bathroom.

Bedroom One
11'0" x 8'8"
Double glazed window to rear aspect, single panel radiator and fitted carpet. Leads to the Ensuite.

En-suite Shower Room
Obscure double glazed window to rear aspect, double shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splashback, single panel radiator, luxury vinyl tiled flooring and extractor fan.

Bedroom Two
13'8" 8'0"
Double glazed window to front aspect, single fitted wardrobe over stairs, single panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to side aspect, three piece white suite comprising of standard bath with shower fitting over, dual flush low level w/c, pedestal wash hand basin with tiled splash back, heated towel rail, extractor fan and luxury vinyl tiled flooring.

Rear Aspect
Enclosed rear garden laid mainly to lawn with beds and borders, decked area, patio area, Pergola, side gated access, outside courtesy lighting, outside tap, gravelled area suitable for pots, shed, kitchen garden and double outside power point.

Front Aspect
Storm porch, courtesy lighting, slate chipped area suitable for pots,, gated pathway leading to the front door and off road parking for two vehicles.

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

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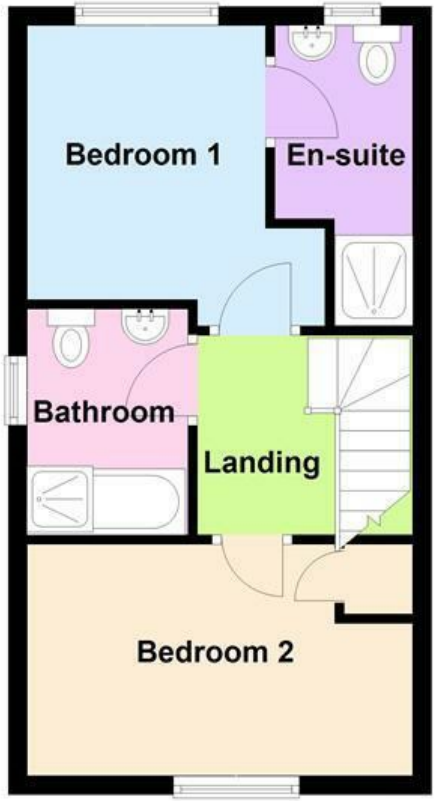
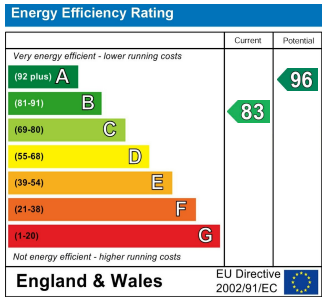
Ground Floor

First Floor



Council Tax Band - C

Energy Performance Rating - B



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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