

# Lingfield Road

Eastwick Park – £220,000



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**\*\*\*SOUGHT AFTER AREA OF EASTWICK PARK\*\*\*** A Two Bedroom Semi-Detached Bungalow in the highly sought after area of Eastwick Park. The accommodation briefly comprises of an Entrance Hall, Sitting/Dining Room, Kitchen, Conservatory, Master Bedroom, Second Bedroom and Bathroom. Outside to the rear is a Private Low Maintenance Garden and to the front is Off Parking for Multiple Vehicles leading to a Single Garage. Energy rating = B

🏡 **Sought After Area of Eastwick Park**

🏡 **Two Bedrooms**

🏡 **Semi Detached Bungalow**

🏡 **Conservatory**

🏡 **Private Low Maintenance Garden**

🏡 **Off Road Parking for Multiple Vehicles**

**Directions:** Leaving Evesham High Street heading out of Evesham towards the river bridge. At the traffic lights go straight over and continue. As you approach the next set of traffic lights take a right hand turn into Sanddown Road. At the T junction turn right into Hamilton Road, follow the road at left hand bend into Lingfield Road where the property can be found as indicated by our 'For Sale' Board.

#### **ENTRANCE HALL**

Obscure double glazed front door, single panel radiator, fitted carpets. Leads to All Rooms.

#### **KITCHEN**

8' 8" x 8' 0" (2.64m x 2.44m) Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink with waste disposal unit, drainer, mixer tap, tiled splash back, 'Samsung' built in electric hob with filter hood over, built in double electric oven, space and plumbing for a washing machine and space for a fridge/freezer.

#### **SITTING/DINING ROOM**

15' 0" x 10' 9" (4.57m x 3.28m) Double glazed sliding doors to the rear aspect, TV point, telephone point, fitted carpets, wall lights and electric feature fire. Leads to the Dining Room.

#### **CONSERVATORY**

9' 8" x 8' 6" (2.95m x 2.59m) Double glazed door to the side aspect and double glazed sliding doors to the rear aspect. Leads to the Garden

#### **BEDROOM ONE**

11' 8" x 10' 9" (3.56m x 3.28m) Double glazed window to the front aspect, fitted wardrobes, single panel radiator, TV point, telephone point and fitted carpets.

#### **BEDROOM TWO**

8' 9" x 7' 9" (2.67m x 2.36m) Double glazed window to the front aspect, single panel radiator, telephone point and fitted carpets.

#### **BATHROOM**

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin, tiled splash back, heated towel rail and shaver point.

#### **REAR ASPECT**

Enclosed rear garden laid to block paving with gravelled area to the sides with beds and borders, patio area, side gated access and shed.

#### **FRONT ASPECT**

Blocked paved driveway leading to garage and providing off road parking for multiply vehicles and a gravelled area suitable for pots.

#### **GARAGE**

With up and over door, power and lighting.



## SITUATION

Evesham is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon, and within easy reach of the Cotswolds, The Malvern Hills and the Forest of Dean. For more information on the town and its services visit [www.eveshamtown.co.uk](http://www.eveshamtown.co.uk)

Evesham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London and Paddington, via Oxford and Reading, and with journey times of less than two hours.

With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce, with many local pubs and restaurants making the most of locally sourced high quality produce.

## TENURE

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

## 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

## 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

## MORTGAGE REQUIREMENTS

Should you require a free consultation with an Independent Financial Adviser to discuss your mortgage needs, then we would be happy to arrange this upon your behalf, at either your home or the Independent Financial Adviser's office by day or by night, at a time that suits you best.

## WHAT OUR CLIENT'S SAY

We first placed our house on the market beginning of May 2018. Very quickly we had viewings and a sale agreed by mid June.

Sadly our buyer pulled out but Avon Estates; in particular Lynne and Ben; were very supportive when our purchase fell through as a result of our buyer pulling out. We had positive encouragement and soon we had another buyer as well as alternative options for purchase provided to ourselves.

Ben alerted us to another property he thought we'd be interested in and we did indeed have an offer accepted. We now reside in a property which is even better for our needs than that we originally intended to move into.

We are really grateful for all the support we have received from Avon starting with Peter's initial appraisal and marketing ; and other support through to Lynne and Ben's care and attention throughout the process.

We would have no hesitation in recommending Avon to other sellers/buyers and indeed have already done so. Our sincere thanks go to all involved especially Lynne and Ben.

**Viewing Arrangements:** By appointment with **Avon Estates**. Tel: 01386 257180









## Independent Mortgage Advice.

Avon Estates in association with Insurance & Mortgage Services Ltd, are happy to provide unbiased independent mortgage and Insurance advice.

Authorised and regulated by the Financial Services Authority – Registration Number 300993

Your home may be repossessed if you do not keep up repayments on your mortgage or other loan secured on it.

### MISREPRESENTATION ACT 1991

These particulars are set out as a guide only for the guidance of interested purchasers and does not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to neither Avon Estates as agents, nor any employees of the agents any authority to make or give representation or warranty whatever in relation to the property.

All measurements are approximate and Avon Estates has not tested any apparatus, fixtures, fittings, central heating system, or services