

Windsor Road

Evesham – £199,950



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8 Vine Street
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****NO ONWARD CHAIN** CLOSE TO PRINCE HENRYS ACADEMY****
A Three Bedroom Mid Terrace House situated in Evesham. The accommodation briefly comprises of Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen, Lean -To, Downstairs Bathroom, Three Bedrooms, En-Suite to Bedroom One with W/C and Wash Hand Basin. To the Rear there is an Established Rear Garden and Workshop. The property is in need of some cosmetic upgrades but has Gas Central Heating and Double Glazing and is being offered with No Onward Chain. Energy Rating = E

 **Three Bedrooms**

 **Close to Prince Henrys Academy**

 **Two Reception Rooms**

 **Established Rear Garden**

 **En-Suite to Bedroom One**

 **No Onward Chain**

Directions: Leaving Avon Estates in Evesham turn left and continue through Town Centre. At the traffic lights on the Railway Bridge go straight over. Take the second turning on the right into Victoria Avenue. Take the first turning on the left into Windsor Road where the property can be found.

PORCH

Obscure glazed front door.

ENTRANCE HALL

Obscure glazed front door, tiled flooring and stairs leading to the first floor. Leads the Dining Room.

DINING ROOM

12' 2" x 11' 9" (3.71m x 3.58m) Double glazed window to the rear aspect, TV point, feature fire place, under stairs cupboard and wood effect flooring. Leads to the Sitting Room and Kitchen.

SITTING ROOM

10' 8" x 10' 5" (3.25m x 3.18m) Double glazed bay window to the front aspect, TV point, fitted carpets, single panel radiator, gas fire and wall lights.

KITCHEN

9' 8" x 7' 6" (2.95m x 2.29m) Double glazed window to the side aspect, door to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, space for a cooker with filter hood over, space for a fridge/freezer, space and plumbing for a washing machine and wood effect flooring. Leads to the Bathroom.

BATHROOM

Obscure double glazed window to the side aspect, white four piece suite comprising of bath, separate shower cubicle, low level w/c, wash hand basin, tiled splash back, single panel radiator, wood effect flooring and spot lights.

LEAN TO

9' 5" x 6' 6" (2.87m x 1.98m) Door to the rear aspect leading to the garden and tiled flooring.

LANDING

Double glazed window to the rear aspect, loft access and fitted carpets. Leads to all Three Bedrooms.

BEDROOM ONE

12' 3" x 11' 9" (3.73m x 3.58m) Double glazed window to the rear aspect, single fitted wardrobes, single panel radiator and fitted carpets. Leads to the En-Suite.

EN-SUITE

Obscure double glazed window to the rear aspect, low level w/c, pedestal wash hand basin, fitted carpets, single panel radiator and two fitted wardrobes one with slatted shelving.

BEDROOM TWO

10' 9" x 10' 6" (3.28m x 3.2m) Double glazed window to the front aspect, single fitted wardrobe, double fitted wardrobes, single panel radiator and fitted carpets.

BEDROOM THREE

10' 5" x 7' 8" (3.18m x 2.34m) Double glazed window to the front aspect, single panel radiator and fitted carpets.

REAR ASPECT

Enclosed rear garden with beds and borders, decked area and side gated access.

FRONT ASPECT

Blocked paved, path leading to the front door and gravelled suitable for pots.



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

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 '**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

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



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

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