

Oversley House

Alcester – £75,000



Sales: 01386 257180
Lettings: 01386 257190
www.avonestates.net
Email: sales@avonestates.net

8 Vine Street
Evesham
Worcestershire
WR11 4RE

A RARE OPPORTUNITY to purchase a First Floor Retirement Home within a warden controlled complex. Comprising of Entrance Hallway, Sitting/Dining Room, Kitchen and Shower Room. The property benefits from Communal Gardens, Laundry, Library and Parking also having easy access to both Doctors Surgery and Health Centre, Mini Supermarket, Butchers & Greengrocers. Energy Rating = D

- 🏡 Retirement Home
- 🏡 Warden Controlled
- 🏡 One Bedroom
- 🏡 Communal Gardens
- 🏡 First Floor
- 🏡 Sitting/Dining Room

🛏 1 🚽 1 🚗 1

Directions: In the centre of Alcester proceed down the High Street. Follow the road around into Church Street and continue on this road. Passing the St Nicholas Church on the left hand side. Oversley House can be found on the right hand side opposite Tesco and a small parade of shops. The property is next door to St Benedicts School with parking in front of the Oversley House complex.

ENTRANCE HALL

Obscure glazed front door, wood effect flooring, storage heater and cupboard. Leads to the Sitting Room, Shower Room and Bedroom.

SITTING ROOM

13' 1" x 10' 2" (3.99m x 3.1m) Double glazed window to the rear aspect, TV point, telephone point, two storage heaters and wood effect flooring. Leads to the Kitchen.

KITCHEN

6' 9" x 4' 9" (2.06m x 1.45m) Window to the front aspect, a range of wall and base units with worktop over, sink, drainer, tiled splash back, space for a cooker, space for a fridge/freezer and wood effect flooring.

BEDROOM

10' 9" x 8' 6" (3.28m x 2.59m) Window to the rear aspect, double fitted wardrobes, storage heater and wood effect flooring.

SHOWER ROOM

Obscure window to the front aspect, shower cubicle, dual flush low level w/c, wash hand basin, tiled splash back, heated towel rail, wood effect flooring, spot lights and access to an insulated loft.

TENURE

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

COUNCIL TAX BAND

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

ANTI MONEY LAUNDERING

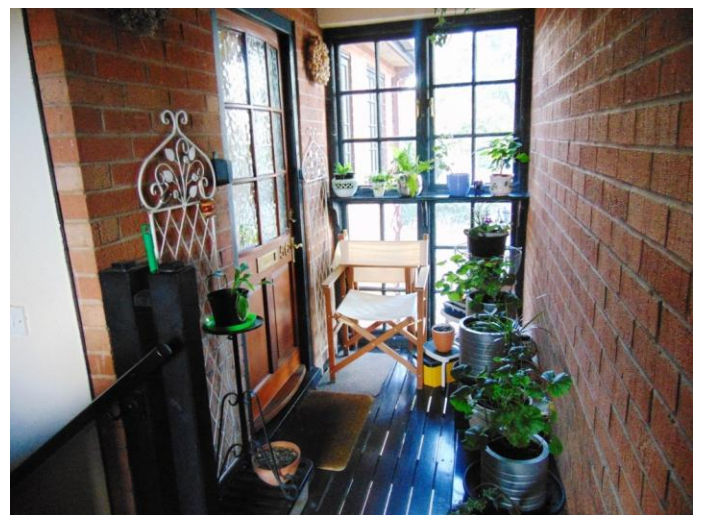
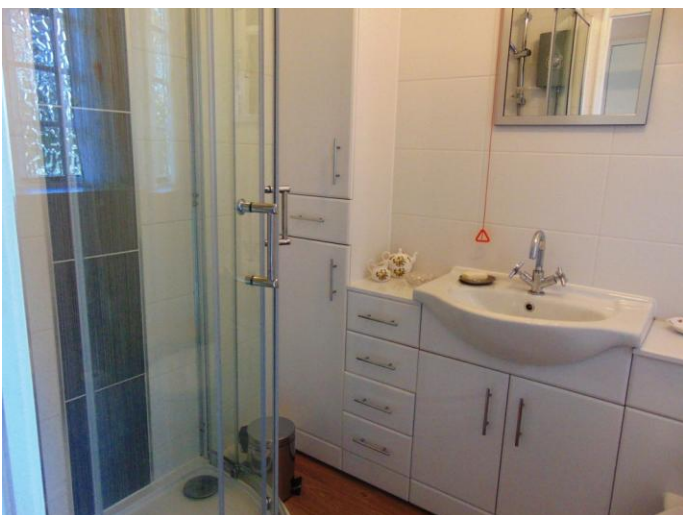
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

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 Peter Dickenson on Tel: 01789 778166





Ground Floor

Approx. 360.5 sq. feet



Total area: approx. 360.5 sq. feet

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



SALES 01386 257180 **LETTINGS** 01386 257190 **FAX** 01386 257181 **EMAIL** sales@avonestates.net
AVON ESTATES 8 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE