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8 Vine Street
Evesham
Worcestershire
WR11 4RE

A Two Bedroom Semi Detached Home situated in quiet a Cul-de-Sac location in Evesham. The accommodation briefly comprises of a Porch, Sitting Room, Kitchen/Diner, Conservatory, Two Bedrooms and Bathroom. The property also benefits from having a Garage, Off Road Parking, Enclosed Rear Garden, Double Glazing and Gas Central Heating. Energy Rating = C

🏠 Two Bedrooms

🏠 Kitchen/Diner

🏠 Semi Detached

🏠 Garage and Off Road Parking

🏠 Close to Local Amenities

🏠 Double Glazing

Directions: From Avon Estates proceed to the traffic lights on the River Bridge. Continue forward to the next set of traffic lights. Take the left hand turn onto Davies Road and continue to the roundabout. Take the second exit and continue on Davies Road, at the next roundabout take the first exit continue on Davies Road then take the first turning on the right into Laurel Avenue where the property can be found as indicated by our 'For Sale' board.

ENTRANCE HALL

Obscure double glazed door. Leads to the Sitting Room

SITTING ROOM

13' 0" x 12' 2" (3.96m x 3.71m) Double glazed window to the front aspect, door to the front aspect, TV point, two telephone points, double panel radiator, fitted carpets and stairs leading to the first floor. Leads to the Kitchen.

KITCHEN/DINER

12' 3" x 9' 4" (3.73m x 2.84m) Double glazed window to the rear aspect, double glazed door to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, space for a cooker with filter hood over, space and plumbing for a washing machine, space for a fridge/freezer, wood effect flooring and double panel radiator.

CONSERVATORY

7' 6" x 6' 9" (2.29m x 2.06m) Double glazed conservatory with double glazed door to the side aspect and tiled flooring.

LANDING

Access to the loft, single panel radiator, fitted carpets and single panel radiator. Leads to Both Bedrooms and Bathroom.

BEDROOM ONE

12' 3" x 10' 1" (3.73m x 3.07m) Double glazed window to the front aspect, fitted wardrobes, double panel radiator, TV point and fitted carpets.

BEDROOM TWO

9' 4" x 6' 6" (2.84m x 1.98m) Double glazed window to the rear aspect, fitted wardrobes, single panel radiator and fitted carpets.

BATHROOM

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

REAR ASPECT

Enclosed rear garden laid mainly to lawn, patio area and side access to the garage.

FRONT ASPECT

Lawn, path leading to the front door and off road parking.

GARAGE

With up and over door, space for vehicles, power, lighting and space for a fridge/freezer. Off road parking in front.



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

MORTGAGE REQUIREMENTS

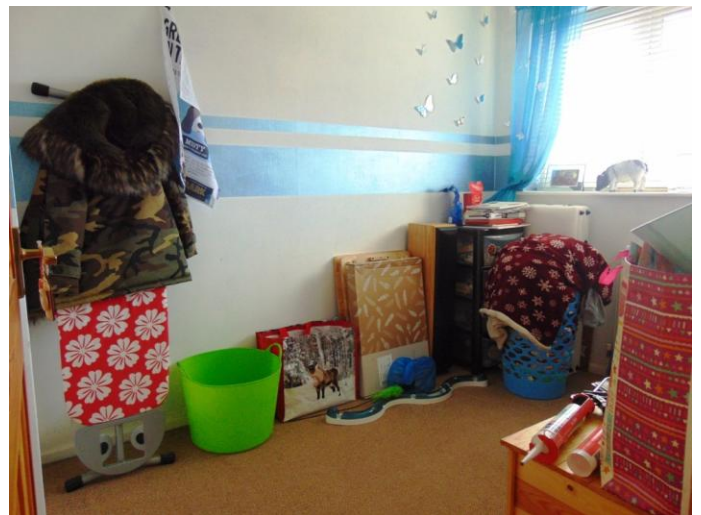
Should you require a free consultation with an Independent Financial Adviser to discuss your mortgage needs, then we would be happy to arrange this upon your behalf, at either your home or the Independent Financial Adviser's office by day or by night, at a time that suits you best.

WHAT OUR CLIENT'S SAY

We would 100% recommend Avon Estates - From the initial meeting right through to completion Pete, Ben, Lynne & the team were on hand to assist with any of our queries & conducted themselves in a friendly, helpful & professional manner. We were so pleased that our flat sold on the first viewing too. We really could not find fault & have told our friends who are hoping to move soon that they must use them.

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

