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8 Vine Street
Evesham
Worcestershire
WR11 4RE

A FREEHOLD pleasantly situated gas centrally heated and double glazed immaculate three double bedroom "Persimmon" built family home with useful ground floors cloaks, superb open plan kitchen/family/dining area, bespoke double glazed well lit conservatory, en suite shower room to the master bedroom, enclosed rear gardens on corner plot, off road parking and garage. Maintained throughout in excellent condition EPC = D No onward Chain

 **Detached House**

 **Conservatory**

 **Three Bedrooms**

 **En Suite**

 **Open Plan
Kitchen/Diner**

 **Enclosed Gardens**

Directions: From the Agents High Street office in Bidford on Avon proceed to the traffic lights at the junction with the historic river bridge. Turn right at these lights to a small traffic island and then carry straight on across this island which will take you past the Fire Station on your right hand side. Carry straight on along this road which is Bramley Way and then you will pass on your left hand side the village School. Turn right which will then take you towards an opened grassed area and then turn right and left which will take you into St Laurence Way. At the next junction turn left and right (almost going straight ahead) and you can then turn right into Ebsdorf Close. Follow the road around and number 9 will be clearly identified by the agents for sale board.

RECEPTION HALL

With double glazed front entrance door having leaded light effect inset coloured panels, quality floor tiling, radiator, power points and fitted down lights.

GROUND FLOOR CLOAKS

With tiled flooring, low level wc and corner pedestal wash hand basin with tiled surround, radiator, light point and double glazed frosted glass picture window.

DUAL ASPECT SITTING ROOM

18' 6" x 11' 10" (5.64m x 3.61m) With "Adam" style fireplace having marble hearth, matching inset panel and gas living flame coal effect fire, two radiators, double glazed front bay window, power points, TV point and two light points, coving to ceiling, second double glazed picture window and useful understairs storage cupboard.

OPEN PLAN KITCHEN/DINER

18' 5" x 9' 11" (5.61m x 3.02m) Being completely modernised with high specification units and incorporating stainless steel single drainer sink unit with contemporary chrome effect mixer tap and vegetable preparation bowl, natural timber work surfaces, patterned tile surround and double glazed picture window with tiled shelf, power points, wall mounted "Potterton" programmer, various base cupboards and wall mounted cupboards, cooker point, stainless steel extractor with double lighting, soft closing units and integrated corner carousel, plumbing for dishwasher, individual contemporary radiator, further storage cupboards with central space for "American" style fridge/freezer (not included), full height integrated sliding storage unit with racked sections, radiator, downlights and square arch which leads to:

CONSERVATORY

With laminate flooring, central light point and power points, contemporary vertical radiator, double doors which lead to a stepped decking area, wall mounted "Baxi" gas heater and further door leading to garage.

LANDING

With downlight, power point and smoke alarm, access to the roof space, airing cupboard with pre-lagged cylinder and slatted shelving.

BEDROOM ONE

10' 9" x 10' 2" (3.28m x 3.1m) With double glazed picture window, radiator and power points, central light point and coving to ceiling, two TV points and arch which leads to

DRESSING ROOM

With two double doored wardrobes both having hanging rails and inner shelving, double glazed picture window and down light.

EN SUITE

With dual cubicle having fully tiled surround and Mira Shore shower, downlight, opening shower door, low level wc, wall mounted oval wash hand basin with chrome mixer tap and double door high gloss white vanity cupboard below, part tiled walls, central light point, ceiling extractor, wall mounted box mirror, chrome effect heated ladder style radiator and slate grey floor tiling.

BEDROOM TWO

12' 11" x 10' 6" (3.94m x 3.2m) With radiator, double glazed picture window, central light point and power points.

BEDROOM THREE

9' 8" x 9' 3" (2.95m x 2.82m) With double glazed picture window, central light point and radiator.

BATHROOM

With white suite comprising shaped bath having panelled side, decorative tiled wall surround and wall mounted Mira Shore shower, curved shower rail, pull switch for shower, pedestal wash hand basin, frosted glass double glazed picture window with tiled vanity shelf, low level wc, central light point and ceiling extractor, ladder style heated towel rail, wall mounted box mirror and grey slate effect floor tiling.

GARAGE

18' 0" x 8' 3" (5.49m x 2.51m) With up and over door, power supply, light point, plumbing for automatic washing machine and useful boarded roof/storage space again with fitted light.

FRONT ASPECT

There is a block paved path with split lawns and canopy porch approach with brick pillars and outside light point. There is an established planted area adjacent to the front boundary wall, wrought iron boundary surrounds and further rockery adjacent to the driveway itself.

REAR ASPECT

Having both wall and fence surrounds with shaped lawn and pedestrian gated side access with concealed bin storage area, split level decking (perfect for entertaining) with outside lighting and established borders, further well planted corner section with blue shale surround, layered stone effect water feature and established plants.

TENURE AND POSSESSION

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

COUNCIL TAX BANDING

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.

MORTGAGE REQUIREMENT

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.

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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Viewing Arrangements: By appointment with Peter Dickenson 01789 778166





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AVON ESTATES 8 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE

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

MISREPRESENTATION ACT 1991

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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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