



Johnsons
PROPERTY CONSULTANTS

27 Merrybrook, Evesham
Guide Price £475,000



27 Merrybrook

Evesham, Evesham

A detached dormer style bungalow, backing onto open countryside within the popular village of Hampton.

Accommodation

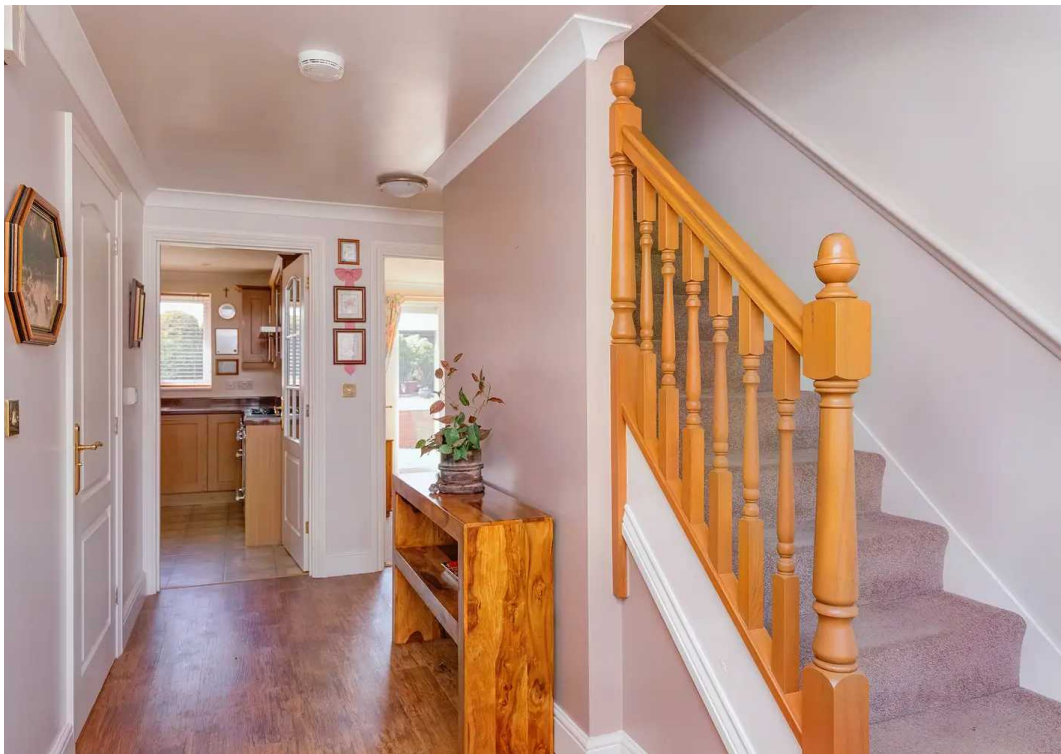
Approaching from the front, a UPVC front door leads into the entrance hall with an under stairs cupboard and stairs to the first floor landing.

The kitchen features a range of fitted cupboard units, a range cooker with double oven and hob, sink/ drainer and a wine cooler. The adjoining utility room has space for further appliances, including washing machine and dryer.

The study/ bedroom three and dining room also lead off the central hallway and overlook the front driveway and gardens. The ground floor shower room comprises a double shower cubicle, W.C. and wash hand basin.

The living room is flooded with natural light from patio doors and a window overlooking the rear landscaped gardens.

Upstairs, the generous master bedroom suite comfortably accommodates a large bed and benefits from a range of built in wardrobes, study area and en-suite shower room. A further double bedroom also has an en-suite bathroom and built in wardrobes. Both first-floor bedrooms enjoy wonderful views over the rear gardens and open countryside to Bredon Hill in the far distance.



Outside

A brick paved driveway provides ample parking for at least two cars and the garage offers space for a further vehicle or useful workshop/ storage. To the side of the driveway is a gravelled front garden with established shrub borders.

The rear gardens are equally low maintenance, with a landscaped mix of large paved patio and gravelled areas, complimented by a timber pagoda covered seating area and a garden shed.

Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com

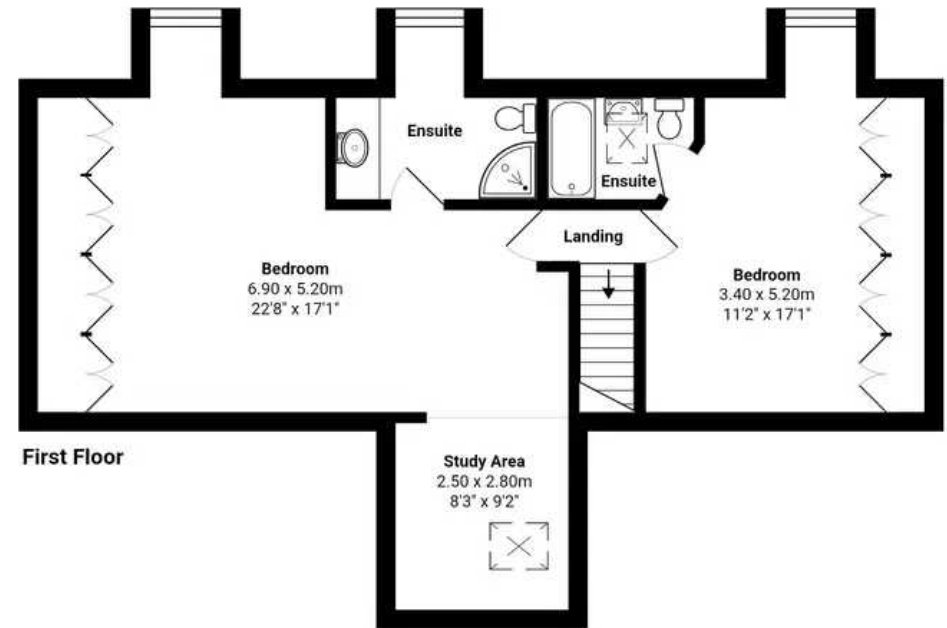
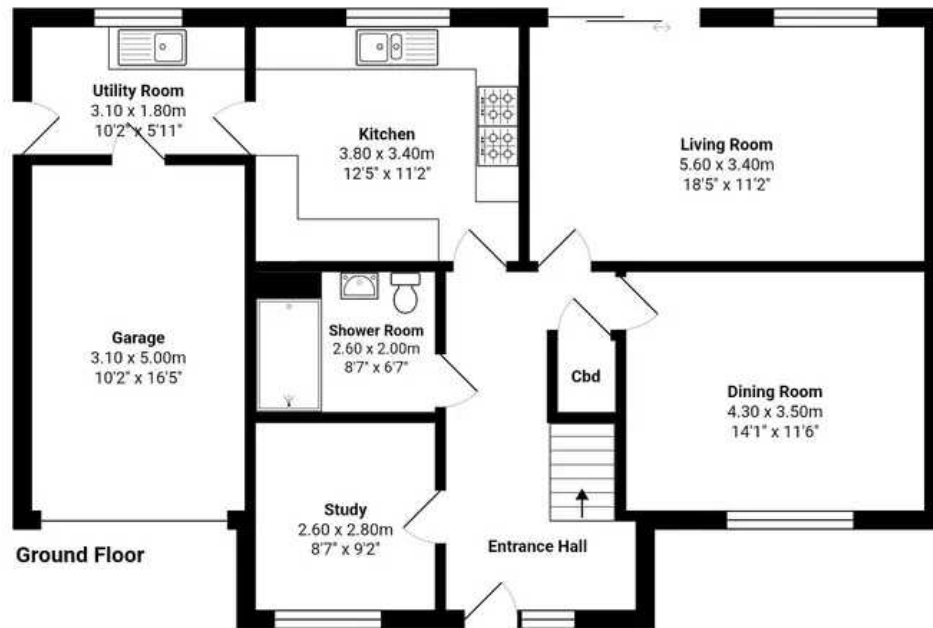
Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

Council Tax band: E

Tenure: Freehold



27, Merrybrook, Evesham, WR11 2QF



Total Approx Area: 158.0 m² ... 1701 ft² (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Johnsons Property Consultants

91 High Street, Evesham, Worcestershire - WR11 4DN

01386761515

sales@johnsons-property.co.uk

www.johnsons-property.co.uk/

