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A Two Double Bedroom Detached Bungalow situated in a Cul de Sac location in Kempton Close, Eastwick Park. The accommodation comprises an Entrance Hall, Shower Room, Kitchen, Dining Room, Sitting Room and Utility Room. The property also benefits from Gas Central Heating, Double Glazing, a good size enclosed Rear Garden and Off Road Parking for up to four vehicles. The property is being offered for sale with NO ONWARD CHAIN. EPC = D

 **Detached Bungalow**

 **Cul De Sac Location**

 **Eastwick Park**

 **Two Reception Rooms**

 **Two Double Bedrooms**

 **Utility Room**

**Directions:** Leave Evesham high street heading South out of Evesham towards the river bridge. At the traffic lights go straight over and continue onto the Cheltenham road. As you approach the next set of traffic lights take a right hand turn into Sandown Road continue at the end of this road take a left hand turn into Hamilton Road and then right into Kempton Close where the property can be found at the end of the Cul de Sac as indicated by our 'For Sale' board.

#### **PORCH**

Obscure double glazed door to the side aspect and fitted carpets. Leads to the Hall.

#### **ENTRANCE HALL**

Storage cupboard, single panel radiator, fitted carpets, loft access and airing cupboard containing radiator and slatted shelving. Leads to Sitting Room, Kitchen, Shower Room and both Bedrooms.

#### **SITTING ROOM**

15' 9" x 10' 9" (4.8m x 3.28m) Double glazed patio doors to the rear aspect, TV point, Sky Point, fitted carpets, double panel radiator, electric feature fire with capped off gas point and two wall lights.

#### **KITCHEN**

15' 2" x 8' 6" (4.62m x 2.59m)

**Dining Area** 9'1" x 8,6" Double glazed window to the front aspect, double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer taps, tiled splash back, space for a gas/electric cooker with filter hood over, built in dishwasher, space for a fridge, two double panel radiators and telephone point. Leads to the Utility Room.

#### **UTILITY ROOM**

Obscure door to the rear aspect, space and plumbing for a washing machine, space for tumble dryer, space for upright fridge/freezer, wall mounted boiler and extractor fan.

#### **BEDROOM ONE**

12' 4" x 10' 3" (3.76m x 3.12m) Double glazed window to the front aspect, single panel radiator and fitted carpets.

#### **BEDROOM TWO**

10' 1" x 9' 2" (3.07m x 2.79m) Double glazed window to the front aspect, single panel radiator and fitted carpets.

#### **SHOWER ROOM**

Obscure double glazed window to the side aspect, three piece white suite comprising of double shower cubicle, dual flush w/c, pedestal wash hand basin with tiled splash back, heated towel rail, tiled floor and shaver point with light.

#### **REAR ASPECT**

Enclosed rear garden laid to lawn with beds and borders, patio area, kitchen garden, side gated access, courtesy lighting, outside cold water tap and shed.

#### **FRONT ASPECT**

Blocked paved driveway providing off road parking for four vehicles, gravelled area suitable for pots, courtesy lighting and carport.



## 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](http://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 '**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.

## 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

## WHAT OUR CLIENT'S SAY

"Fantastic company with great staff. Nothing was too much trouble for them. We sold and bought through Avon and I would not hesitate in recommending them."

## DISCLAIMER

The vendor of this property is a relative/associate of an estate agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that act.

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







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## Ground Floor



### 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