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6 Abbot Chyrytons Place
 Evesham, WR11 4AF
 Asking Price Of £235,000

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A Beautifully Renovated, Extended and Refurbished Mid Terrace Home situated close to Evesham Town Centre. The accommodation briefly comprises of a Kitchen/Breakfast Room, Utility Room, Downstairs W/C, Sitting/Dining Room, Three Bedrooms and Bathroom. The property also benefits from having Double Glazing and Gas Central Heating, Views from the front of the property, Garage suitable for storage space and Off Road Parking. Energy Rating = D



KITCHEN/BREAKFAST ROOM 15' 5" x 12' 2" Max 10'0" Min (4.7m x 3.71m) Double glazed window to the front aspect, obscure double glazed door to the front aspect, new modern fitted kitchen with a range of wall and base units, worktop over, island with seating, sink, drainer, mixer tap, tiled splash back, space for a range cooker, extractor hood over, space and plumbing for a dishwasher, space for a fridge/freezer, tiled floor and heated towel rail.

W/C 7' 4" x 3' 8" (2.24m x 1.12m) Dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail, tiled floor and extractor fan.

UTILITY ROOM 7' 5" x 5' 7" (2.26m x 1.7m) Range of wall and base units, worktop over, space and plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer.

SITTING ROOM/DINING ROOM 19' 7" x 17' 10" (5.97m x 5.44m) Two double glazed windows to the side aspect, brand new double glazed 'French' doors to the rear aspect, TV point, single panel radiator, wood effect flooring and feature fire. Leads to the First Floor.

LANDING Fitted carpets. Leads to all Bedrooms and Bathroom.

BEDROOM ONE 12' 5" x 10' 8" (3.78m x 3.25m) Double glazed window to the front aspect, single panel radiator and fitted carpets.

BEDROOM TWO 11' 1" x 10' 2" (3.38m x 3.1m) Double glazed window to the rear aspect, single panel radiator and fitted carpets.

BEDROOM THREE 14' 2" x 7' 4" (4.32m x 2.24m) Double glazed window to the rear aspect, single panel radiator and fitted carpets.

BATHROOM 12' 4" x 6' 11" (3.76m x 2.11m) Obscure double glazed window to the front aspect, white three piece suite comprising of 'P' shaped bath with shower over, dual flush low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

REAR ASPECT Enclosed rear garden with lawn, patio area and rear gated access.

FRONT ASPECT Block paved drive providing off road parking.

GARAGE With up and over door, power and lighting. Suitable for storage.

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.

