

Evesham Road Offenham - £365,000



- ❖ End Terrace Cottage
- ❖ Paddock
- ❖ Three Bedrooms
- ❖ Stables
- ❖ Large Garden with Vegetable Patch
- ❖ Large Kitchen/Diner

A Beautifully Renovated End of Terrace Cottage with PADDOCK and STABLES situated in the popular Village of Offenham. The property has been greatly upgraded by the current owner adding Stables to an existing Paddock. The accommodation with some original features comprises of an Entrance Hall, Large Kitchen/Diner with Double Doors leading to the Rear, Sitting Room with Double Doors leading to the Rear, Downstairs W/C, Garage, Off Road Parking, Additional Substantial Garden with Vegetable Patch, Three Bedrooms and Family Bathroom. The property also benefits from Gas Central heating with a new Combi Boiler installed Three Years ago. Early Viewing of this property is a must. Energy Rating = TBC



ENTRANCE HALL

Front door, wood effect flooring, single panel radiator and stairs leading to the first floor. Leads to the W/C.

W/C

Obscure glazed window to the front aspect, dual flush low level w/c, wash hand basin and wood effect flooring.

SITTING ROOM 11' 9" x 11' 9" (3.58m x 3.58m) Double glazed 'French' doors to the rear aspect, TV point, telephone point, wood effect flooring, single panel radiator, multi fuel fire and wall lights.

KITCHEN/DINER 20' 1" x 11' 6" (6.12m x 3.51m) Double glazed window to the front aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in double electric oven, space and plumbing for a washing machine, built in fridge/freezer, wood effect flooring, single panel radiator and TV point.

LANDING

Airing cupboard, storage cupboard and fitted carpets.

BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear aspect, double glazed window to the side aspect, single panel radiator, TV point, spot lights and fitted carpets.

BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear aspect, single panel radiator, TV point, spot lights and fitted carpets.

BEDROOM THREE 8' 9" x 6' 4" (2.67m x 1.93m) Double glazed window to the front aspect, single panel radiator, spot lights and fitted carpets.

BATHROOM

Obscure double glazed window to the front aspect, three piece suite comprising of 'P' shaped bath with shower over, low level w/c, wash hand basin, tiled splash back, single panel radiator, wood effect flooring, spot lights and extractor fan.



REAR ASPECT

Large enclosed rear garden laid to lawn with area suitable for pots, patio area, courtesy lighting, outside cold water tap and shed.

VEGETABLE PATCH

Chicken coup, veg garden and path leading to Paddock.

PADDOCK

Half acre of paddock and stables with power and lighting.

FRONT ASPECT

Blocked paved providing off road parking and path leading to the front door.

GARAGE

With double doors, space for vehicle, power, lighting and parking in front of the garage.

SITUATION

Offenham is a rural village just outside Evesham which 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 service visit www.eveshamtown.co.uk. Offenham 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 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. The village has a good community spirit, two popular local pubs, post office/village store, sports and social clubs and a desirable First School.





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

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Total area: approx. 955.3 sq. feet

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MISREPRESENTATION ACT 1991

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