



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

Sundene, Longdon Hill, Wickhamford, Evesham WR11 7RP

A delightful three bedroomed Dormer Bungalow, located on Longdon Hill. The property is situated in a plot of 2.33 acres with an Agricultural Tie. Accommodation comprising Main property with Entrance Hallway, Sitting Room, Kitchen, Dining Room, Cloakroom, one bedroom on ground floor and two bedroom and Family Bathroom situated on the first floor. Double Garage. In the grounds you can find a swimming pool (not currently in working order) and two garages.

Price: £399,950





Timothy Lea & Griffiths

Estate Agents & Lettings Agents

HALLWAY uPVC double glazed door to Porch leading to Hallway.

Double radiator, stairs to first floor and doors leading to all reception rooms, kitchen, WC, shower room and under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM 13' 9" x 11' 5" (4.2m x 3.5m) An extensive range of wood fronted kitchen units comprising drawer and cupboard base units with work surfaces. Inset stainless steel one bowl sink unit with single drainer and tap. Space for a fridge. Space for Range Master stove cooker. Matching wall cabinets, tiled splash back. Floor mounted Ideal Mexico2 boiler. Door to Dining Room

DINING ROOM 9' 10" x 11' 9" (3.0m x 3.6m) Two uPVC double glazed windows to rear and side aspect. Double panel radiator. Sliding door leading to;

LOUNGE 9' 10" x 11' 9" (3.0m x 3.6m) with uPVC double glazed windows to rear aspect. Double glazed door leading to front garden. Includes a feature fireplace with mantel and inset display niches. Radiator Door to hallway;

DOWNSTAIRS BEDROOM 16' 0" x 11' 9" (4.9m x 3.6m) uPVC double glazed window to side aspect. Double radiator.

CLOAKROOM uPVC double glazed window to rear aspect. Double radiator. Low flush WC and wash hand basin.

SHOWER ROOM uPVC double glazed window to rear aspect. Double radiator. Tiled splash back.

UTILITY ROOM 5' 10" x 15' 1" (1.8m x 4.6m) Two uPVC double glazed window to rear and front aspect. Door to;

GARAGE 19' 8" x 20' 0" (6.0m x 6.1m) Three uPVC double glazed windows to rear aspect. Triple garage doors.

LANDING Split landing with uPVC double glazed window to rear aspect. Range of storage cupboard including one housing hot water tank. Doors to bedrooms and bathroom.

BEDROOM 1 16' 0" x 10' 9" (4.9m x 3.3m) uPVC double glazed window to front aspect. Double radiator. Door to Dressing room.

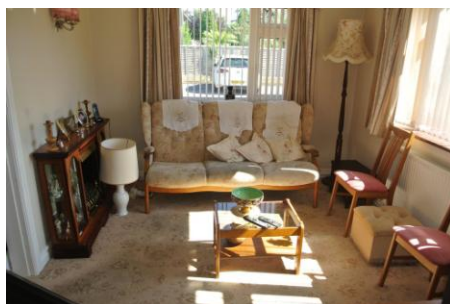
DRESSING ROOM 14' 1" x 10' 2" (4.3m x 3.1m) Radiator and built in storage, door to second dressing room.

DRESSING ROOM IDEAL FOR AN ENSUITE 9' 2" x 14' 1" (2.8m x 4.3m)

BATHROOM 5' 6" x 9' 2" (1.7m x 2.8m) uPVC double glazed window to rear aspect. Suite with bath, pedestal wash hand basin, low flush WC, double panelled radiator.

BEDROOM 2 16' 0" x 9' 6" (4.9m x 2.9m) uPVC double glazed window to side aspect. Radiator.

OUTSIDE The Nursery is 2.33 acres of reasonably level land forming the Nursery. There is a poly tunnel with a swimming pool under cover. Detached garage. Metal Outbuilding.





Timothy Lea & Griffiths

Estate Agents & Lettings Agents

GENERAL INFORMATION

Fixtures & Fittings

Only the items specifically mentioned in the particulars are included in the sale price.

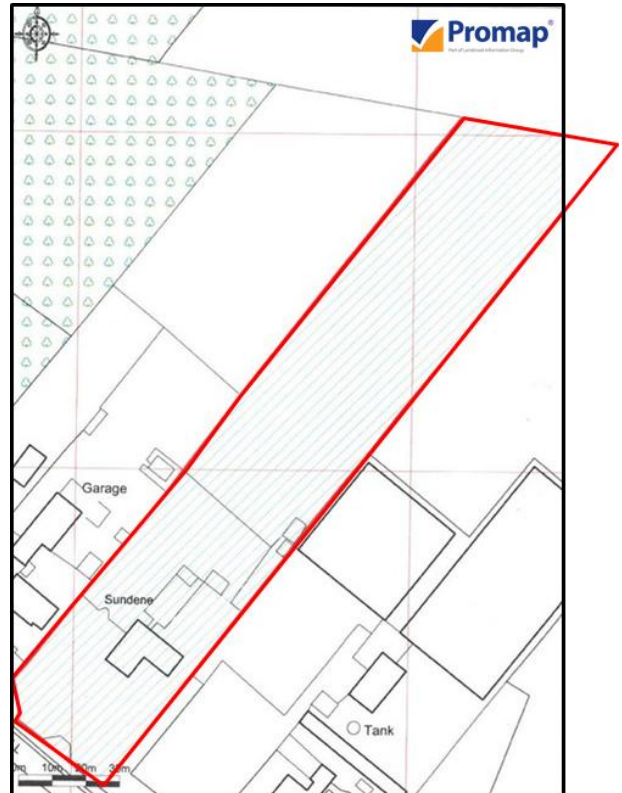
Viewing

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

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 ourselves.

N.B. Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form part of a sale contract and may be subject to errors and/or omissions. The Agents have not verified 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 regulations' 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.



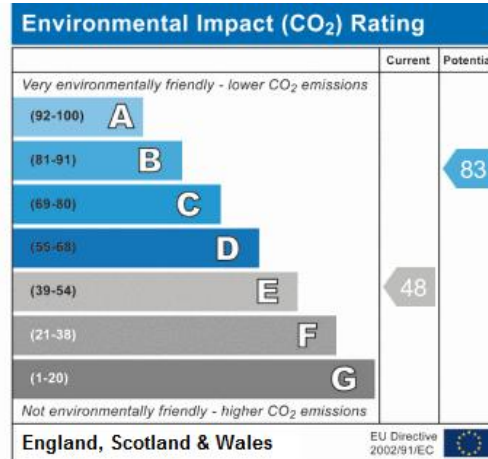
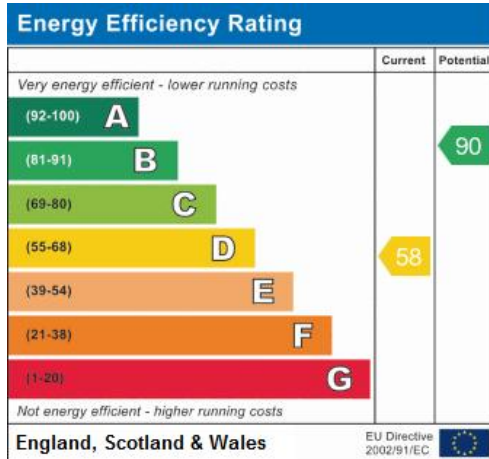
www.tlgea.com

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com

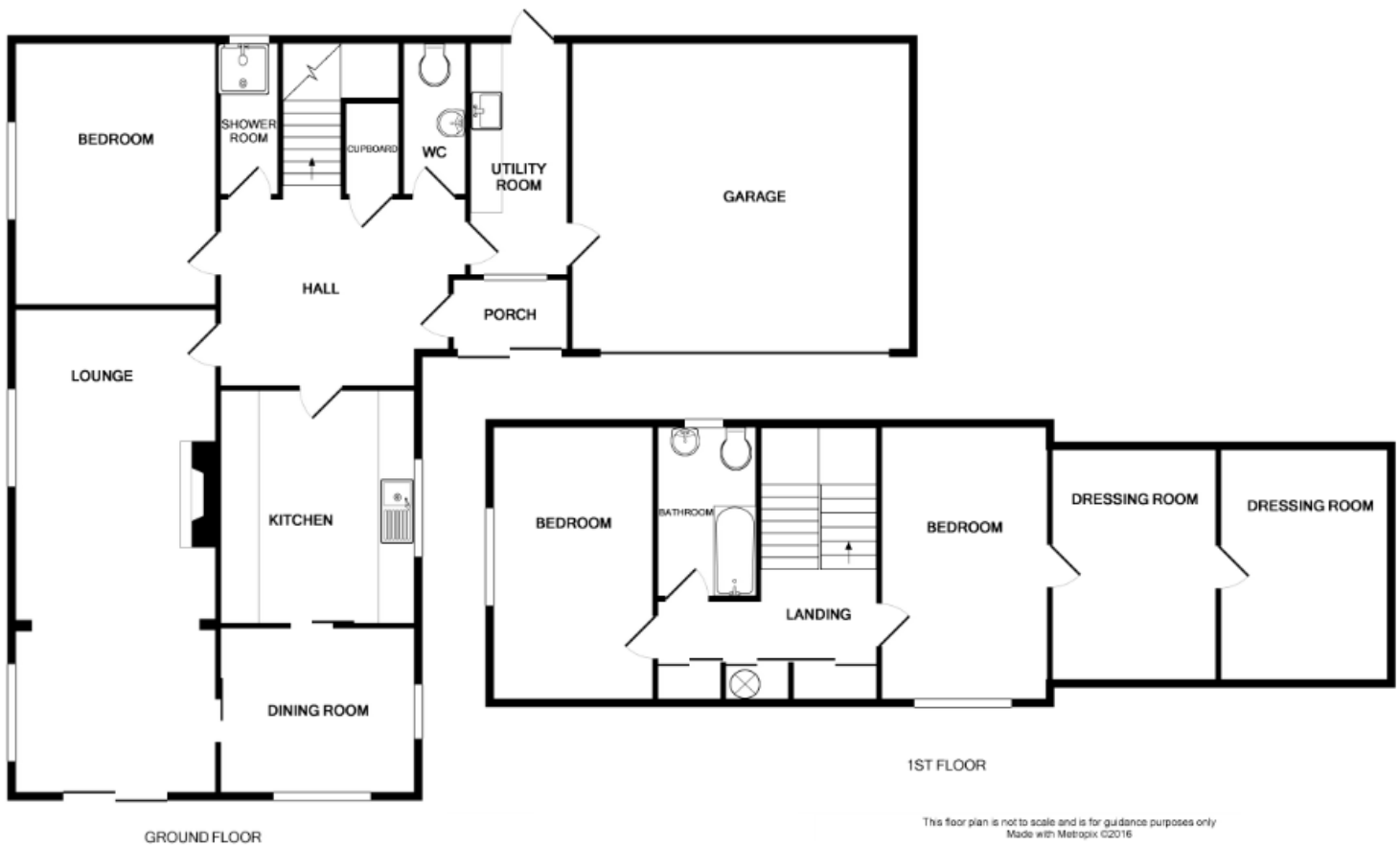


Timothy Lea & Griffiths

Estate Agents & Lettings Agents



Address:
Sundene, Longdon Hill, Wickhamford, WR11 7RP



www.tlgea.com

Evesham: 1-3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com