



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**14 St. Philips Drive
Evesham
WR11 2RJ**

A three bedroomed semi-detached property on Charity Crescent. Accommodation comprising Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Three Bedrooms and Family Bathroom. Front and Rear Gardens. Driveway and Single Garage.

Price: £189,950





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LOUNGE 14' 9" x 14' 11" (4.52m x 4.55m)

KITCHEN/DINER 9' 10" x 14' 9" (3m x 4.5m)

BEDROOM ONE 14' 1" x 7' 10" (4.3m x 2.4m)

BEDROOM TWO 7' 10" x 11' 1" (2.4m x 3.4m)

BEDROOM THREE 9' 2" x 6' 2" (2.8m x 1.9m)

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.

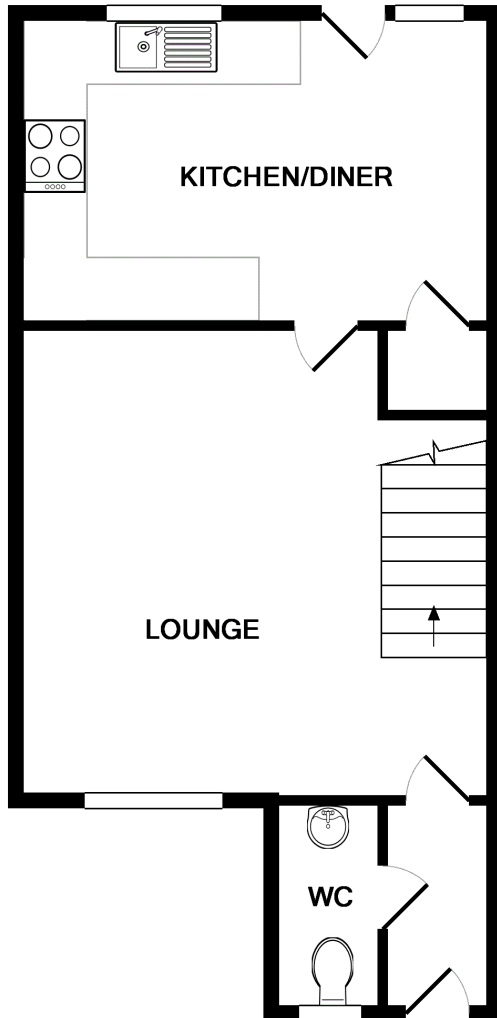
N.B. Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form 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.



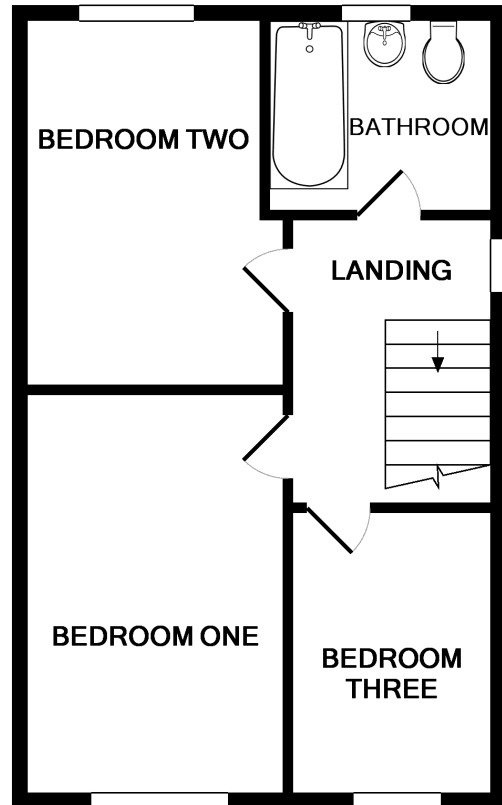


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GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only
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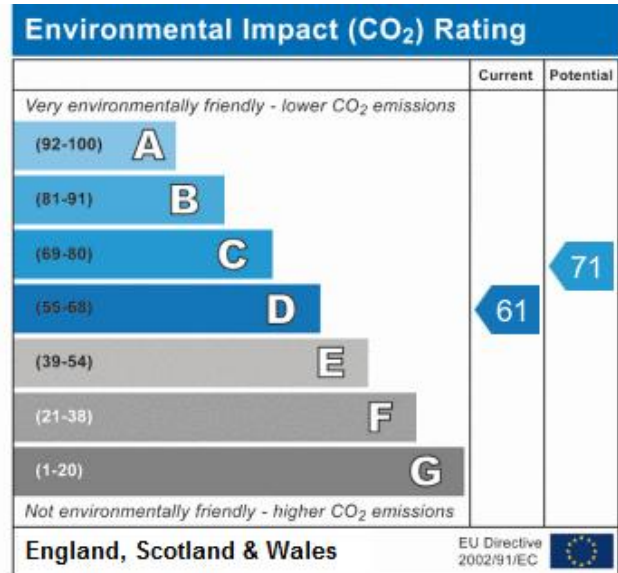
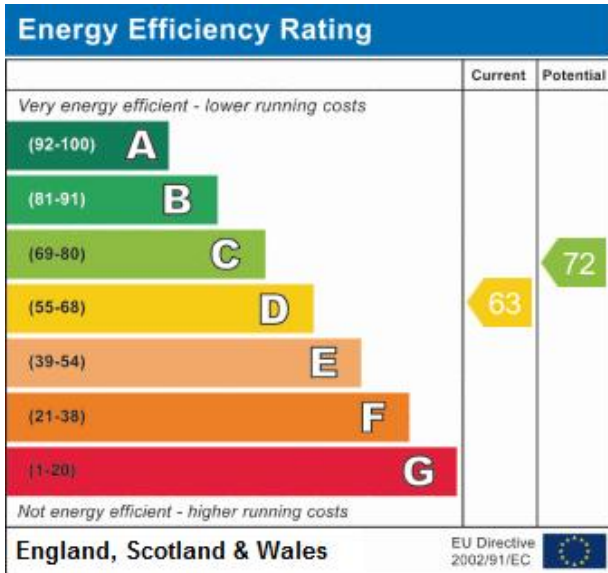
www.tlgea.com

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