



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

## 14 Hamilton Road Evesham WR11 2XE

A well maintained and presented three bedroom semi detached house set in the popular Eastwick Park area of Evesham. The property offers accommodation comprising an entrance hall, living room, kitchen dining room, utility room, a bathroom and three bedrooms. There are gardens to the front and rear along with off road parking and a garage.

**Price: £219,950**





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**LIVING ROOM** 13' 9" x 13' 5" (4.2m x 4.1m)

**KITCHEN/DINER** 18' 4" x 10' 2" (5.6m x 3.1m)

**UTILITY ROOM** 7' 2" x 9' 6" (2.2m x 2.9m)

**GARAGE** 7' 6" x 16' 4" (2.3m x 5.0m)

**BEDROOM 1** 9' 6" x 11' 9" (2.9m x 3.6m)

**BEDROOM 2** 9' 6" x 11' 5" (2.9m x 3.5m)

**BEDROOM 3** 8' 6" x 8' 6" (2.6m x 2.6m)

**BATHROOM**

**REAR GARDEN**

## 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.

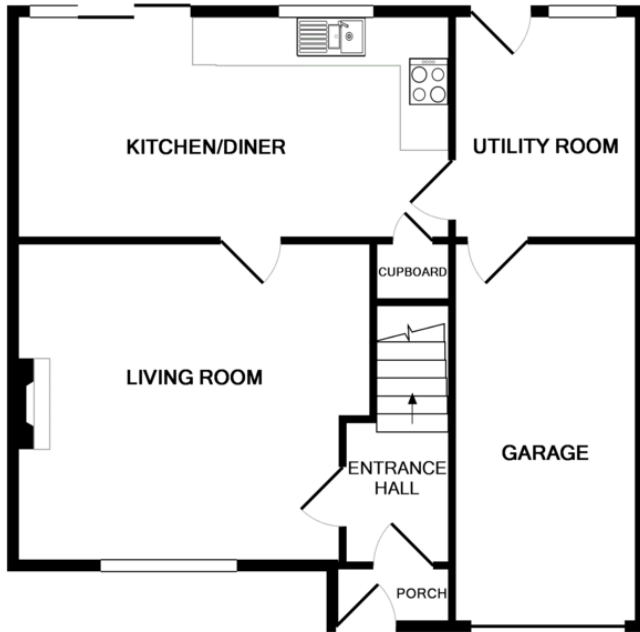
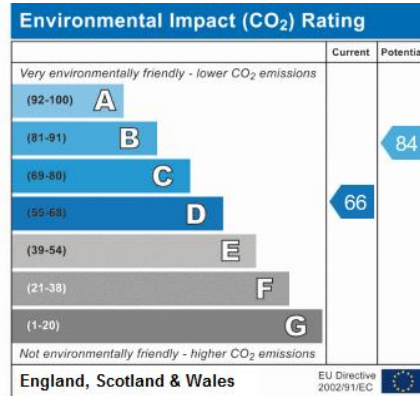
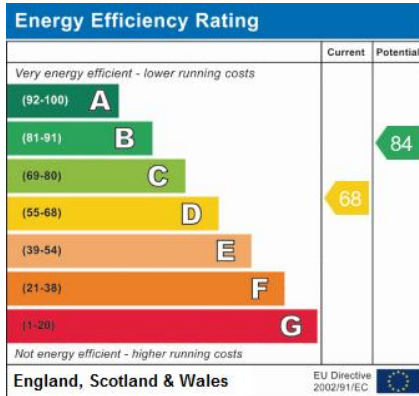
**N.B.** Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to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



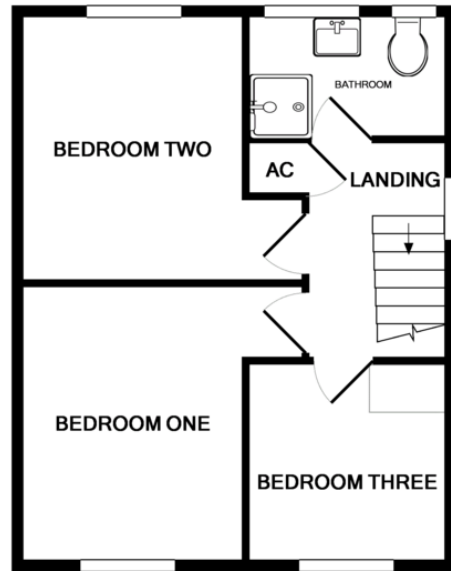


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GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only  
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