



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

25 Lime Street Evesham WR11 3AH

A recently refurbished three double bedroomed semi-detached family home in Evesham. Accommodation comprising Entrance Hall, Lounge/Diner, Kitchen, Utility, Family Bathroom, Three Bedrooms. Front and Rear Gardens. Rear and side access with potential for parking and garage.

Price: £215,000





Timothy Lea & Griffiths

Estate Agents & Lettings Agents

OUTSIDE - FRONT Gate leading to front garden with steps to solid wood period front door into

ENTRANCE HALL with consumer unit, single panel radiator and stairs to first floor. Original Quarry tiles. Door to Dining Room/Lounge.

LOUNGE/DINER 20' 1" x 10' 11" (6.13m x 3.35m) with uPVC framed double glazed bay window to front aspect. Feature wood burner with stone hearth. Karndean flooring. Television, Telephone and internet point. Double panel radiator. Spot lights. Door to

KITCHEN 12' 7" x 6' 11" (3.85m x 2.11m) with two uPVC framed double glazed windows to side aspect. Karndean flooring. A newly fitted range base units with work top over. Ceramic two bowl sink unit with mixer tap over. Integrated dishwasher, space for cooker. Spot lights. Under stairs pantry area with shelving. Double panel radiator.

UTILITY 7' 0" x 6' 0" (2.14m x 1.85m) with uPVC framed double glazed window to rear aspect and solid wood door to side aspect. Karndean flooring. Space and plumbing for washing machine and tumble dryer with matching kitchen work top over. Space for fridge/freezer. Wall mounted boiler.

LANDING with doors to Bedroom Two and Three and Bathroom. Double panel radiator. Obscure double glazed window to side aspect. Stairs to second floor. Storage cupboard with wooden slatted shelving.

BATHROOM 8' 11" x 6' 9" (2.73m x 2.07m) with obscure double glazed window to rear aspect. A newly fitted Victorian feature bathroom with free standing bath and floor taps. Separate shower cubical with duel head. Low level flush wc, pedestal hand basin. Spotlights. Plumbed in heated towel rail.

BEDROOM TWO 9' 4" x 14' 4" (2.86m x 4.38m) with uPVC framed double glazed window to front aspect. Double panel radiator. Television, Telephone and Internet point. Feature fireplace with mantel.

BEDROOM THREE 8' 7" x 10' 3" (2.63m x 3.13m) with uPVC framed double glazed window to rear aspect. Single panel radiator. Television, Telephone and Internet point. Spot lights.

MASTER BEDROOM 10' 9" x 9' 8" (3.28m x 2.97m) with uPVC framed double glazed window to rear aspect. Single panel radiator. Television, Telephone and Internet point.

OUTSIDE - REAR Mainly laid to lawn with patio area. Well established tress's and bushes giving privacy to the large garden which is enclosed by panel fencing. Rear and side access with potential for parking and garage.





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

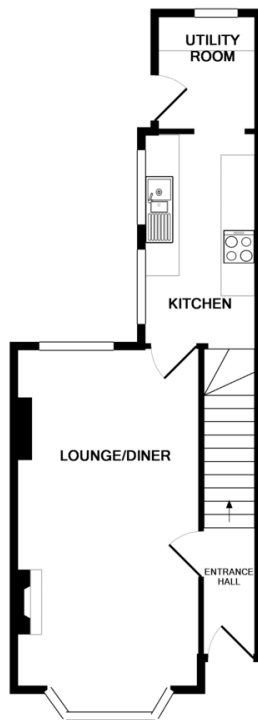
Estate Agents & Lettings Agents

Energy Efficiency Rating

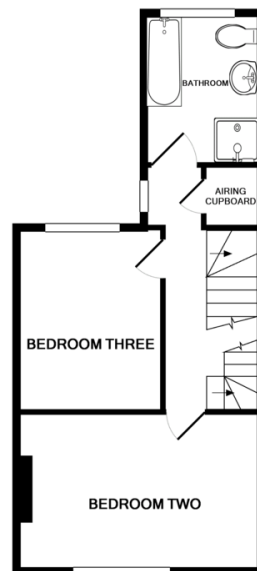
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive		

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	47
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

This floor plan is not to scale and is for guidance purposes only
Made with Metropix ©2017

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