



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

## 16 Northwick Road Evesham Worcestershire WR11 3AN

A substantial detached Edwardian house situated in Bengeworth currently let out as 6 bedsit flats with potential to return a gross annual rental income of £ Along with the benefit of planning permission to build 2 detached two bedroomed cottages in the rear garden with 7 parking spaces. Planning reference W14/02201. The property formerly was used as a residential care home, and converted to HMO, there is potential to upgrade and modernise the accommodation to further improve the rental income.

**Price: £375,000**





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Wide tiled canopy porch with quarry tiled floor and lantern light to side of door with an attractive original half glazed front door with lead lighted and stained glass windows with matching windows on either side opening to

SPACIOUS ENTRANCE HALL with double panelled radiator. Picture rail. Useful under stairs storage cupboard.

FLAT ONE 13' 2" x 16' 0" (4.02m x 4.887m) weekly rent of £69.23 per month (£300 per month)

FLAT TWO 19' 10" x 13' 10" (6.055m x 4.22m) Currently vacant so monthly rent unknown

FLAT THREE 14' 8" x 16' 5" (4.486m x 5.018m) weekly rent of £79.04 per week (£342.59 per month).

DOWNSTAIRS BATHROOM which is fully tiled with peach suite comprising panelled bath with grab handles with fitted Gainsborough electric shower. Low flush WC. Pedestal wash hand basin. Dimplex fan heater. Double panelled radiator. Double glazed windows.

KITCHEN 13' 2" x 9' 7" (4.014m x 2.941m) with fully tiled kitchen with fitted light oak fronted kitchen units with drawer and cupboard base units and matching wall cupboards with laminated work surfaces. Stainless steel sink with single drainer and one and a quarter bowl with mixer tap over. A range of NEFF appliances comprising ceramic hob with extractor hood over and built-in NEFF double oven. Integrated dishwasher. Ceramic tiled flooring. Fluorescent strip light. Window with view to rear porch and glazed door giving access to rear porch

and garden. To side there is a

UTILITY ROOM 9' 6" x 4' 1" (2.90m x 1.25m) with ceramic tiled flooring. Space and plumbing for washing machine. Worcester Bosch Central Heating Boiler.

From the hallway there is an original turned balustrading to the staircase with easy tread staircase giving access to ATTRACTIVE LANDING. Fire door over landing. Attractive landing with stained glass window with lead lighting to front.

FLAT A 11' 6" x 12' 7" (3.52m x 3.85m) Currently vacant so monthly rent unknown

FLAT B 16' 0" x 13' 1" (4.9m x 4.006m) Weekly rent of £80.77 per week (£350 per month)

FLAT C with separate sitting room (3.523m x 2.838m) and bedroom area (2.412m x 3.874m). Weekly rent of £80.08 per week (£347.00 per month).

FIRST FLOOR KITCHEN 7' 10" x 9' 11" (2.399m x 3.046m) with a range of fitted kitchen units with single drainer stainless steel sink unit. Drawer and cupboard base units. Electric cooker point. Shelved larder cupboard. Fire door giving access to external metal staircase giving access to the rear garden.

BATHROOM which is fully tiled with fitted coloured suite comprising panelled bath with Mira shower over. Pedestal wash hand basin. Low flush WC. uPVC framed double glazed window. Airing cupboard with pre-lagged copper cylinder with electric immersion heater and slatted shelving. Double panelled radiator.





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SEPARATE CLOAKROOM with low flush WC and wash hand basin.

OUTSIDE From the Kitchen there is a REAR PORCH AREA with door to side, driveway and access. Outside WC.

WORKSHOP 9' 2" x 11' 5" (2.8m x 3.5m) with electric light and power.

LARGE GREENHOUSE 7' 10" x 26' 2" (2.4m x 8m) being a timber framed lean-to greenhouse with fitted benching. The system is currently disconnected.

DRIVE THROUGH GARAGE/CARPORT 9' 9" x 47' 6" (2.988m x 14.5m) with electric light and power.

GARDENS to the front of the property is a foregarden. Driveway to side giving access through the Garage/Carport area to a substantial rear garden which gives a parking area for eight vehicles. Attractively laid out mature private and secluded garden with attractive lawn with well stocked flower and shrub borders. Ornamental fish pool with rockery.

PLANNING No 16 Northwick Road has detailed planning consent to erect 2 new dwellings in the rear garden W/14/02201. Details of the planning permission and the drawings are available for inspection at the agents offices. Alternatively the plans are available online [www.wychavon.gov.uk](http://www.wychavon.gov.uk) on the planning portal.

The existing house has had a number of uses being a private residential home and then most recently a care home. The current use of 6 bedsit flats could be altered,

if required depending on the optimum use for the accommodation.

## 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.

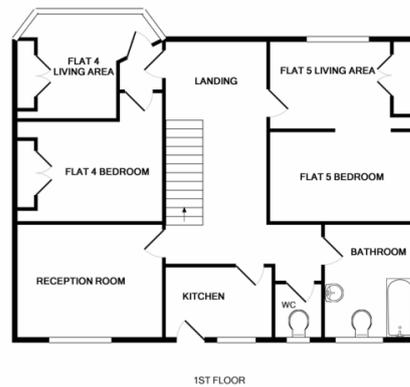
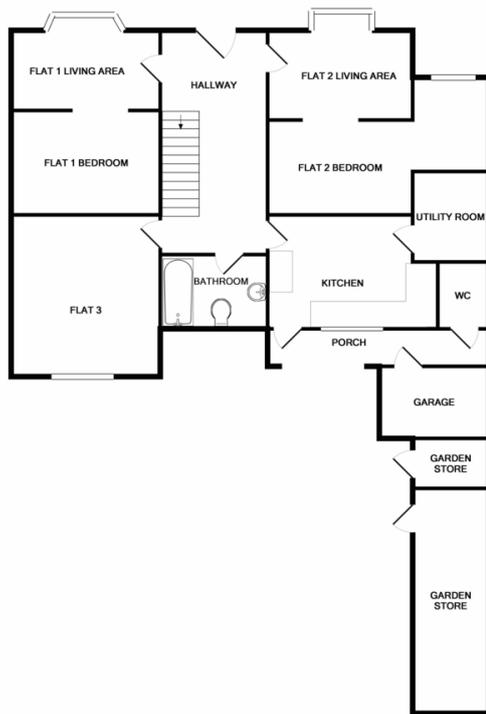




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This floor plan is not to scale and is for guidance purposes only  
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