



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**Milford House
Greenavon Close
Greenhill
Evesham
WR11 4QR**

NO ONWARD CHAIN. Shurmer Construction are presenting their final phase of their prestigious development at Greenavon. This private gated estate has eight houses that enjoy views over the communally owned 3 acres of amenity land, mainly left to grass with tree planting to add to the landscape. This attractive and substantial detached property comprises lounge, dining room, utility, 3 bedrooms, ensuite and garage.

Price: £325,000





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(PLEASE NOTE: THE INTERNAL PHOTOS ARE FROM THE SHOW HOME WHICH IS NOW SOLD)

SPECIFICATION The construction uses the timber frame technique with facing bricks and 50mm cavity plus the insulated timber frame.

The roof is tiled with an insulated roof void.

WINDOWS Will be high quality uPVC double glazed and external doors.

INSULATION The property will be comprehensively insulated including floor, external walls, double glazing and roof insulation which will ensure that they meet the local authority building regulations so as to reduce heat loss and saving on heating costs.

CENTRAL HEATING The property will be gas centrally heated with under floor heating to the ground floor and radiator system to the first floor. Hot water will be supplied from a separate insulated high pressure hot water cylinder.

GARDENS To the front there will be a turfed fore garden, along with block paved driveway. The rear garden will be turfed and will also include a paved sun terrace and enclosed by panelled fencing.

The communal grounds amount to approximately 3 acres. The maintenance costs involved in operation of the security gates, grounds maintenance and the operation of the sewage pumping station are all shared equally among the 11 properties. Details of the site management company will be supplied.

SERVICES Mains water, rain water harvesting, electricity and gas will be connected to the property. Mains drains subject to the operation of the pumping station.

INTERNAL FINISHING WOODWORK There will be high quality finished to the internal joinery and internal doors.

KITCHEN AND UTILITY ROOM Professionally designed and installed by in-house craftsman including a complete range of quality appliances comprising Cooker, Hob, Fridge and Freezer and Dishwasher. A choice of kitchen and utility finishes may be available subject to the building programme.

BATHROOM, EN-SUITE AND CLOAKROOM Traditionally fitted with white sanitary ware with chrome fittings. Showers fully tiled. Thermostatically controlled shower with clear glass shower screens. The properties benefit from rainwater harvesting system in order to reduce the cost of the water supply.

ELECTRICS AND LIGHTING Down lighters fitted to Kitchen and Bathroom.

External lights to be fitted to the front and rear elevations where appropriate.

Main operated smoke detector/alarm system with battery backup.

WARRANTY NHBC Ten Year Guarantee.





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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.

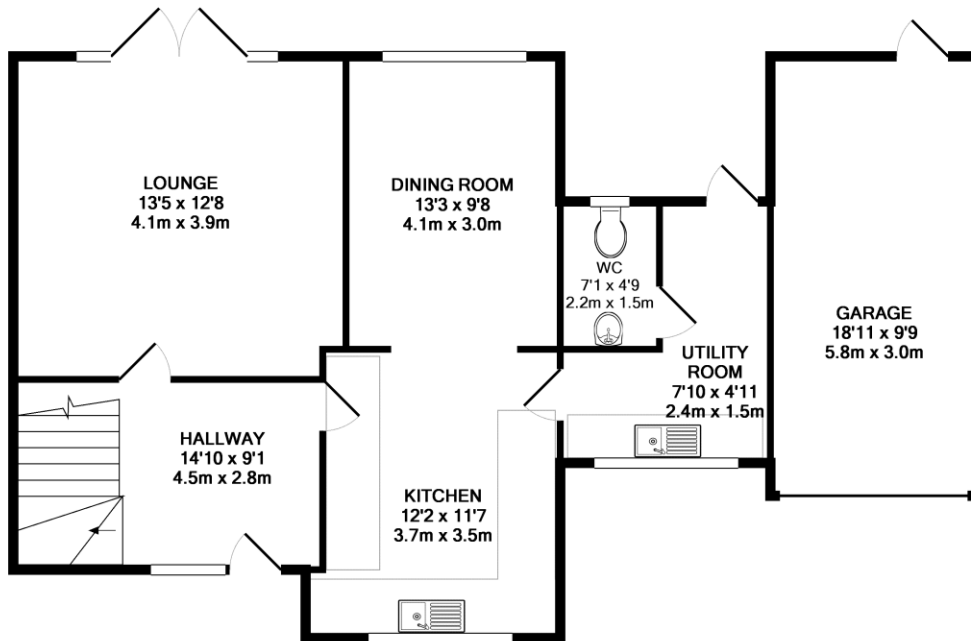
N.B. Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form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





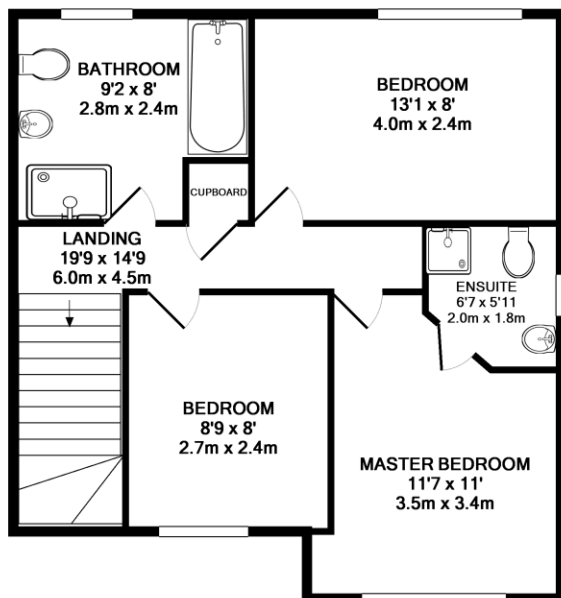
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GROUND FLOOR

This floor plan is not to scale and is for guidance purposes only
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1ST FLOOR