



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

34 Robins Corner Evesham Worcestershire WR11 4RJ

A three bedroomed three storey town house in Evesham. Accommodation comprising Entrance Hall, Sitting Room, Kitchen/Dining Room, Cloakroom, Two Bedrooms and Family Bathroom and Master Bedroom with En-Suite Shower Room. Rear Garden. Single Garage and Parking.

Price: £210,000 (OIEO)





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Door into

ENTRANCE HALL with stairs to first floor. Single panel radiator Door to

SITTING ROOM 11' 7" x 13' 10" (3.54m x 4.23m) with uPVC framed double glazed window to front aspect. Single panel radiator. Under stairs storage. Door to inner hallway

INNER HALLWAY Doors to Kitchen/Dining Room and Cloakroom.

CLOAKROOM with low flush WC. Corner wash hand basin with tiled splash back. Single panel radiator.

KITCHEN/DINER 12' 5" x 15' 2" (3.81m x 4.63m) with uPVC framed double glazed window to rear. A range of wall and base units with hardwood work surfaces over. Space for fridge/freezer, dishwasher and washing machine. Four ring Bosch cooker. Cupboard housing Potterton Combi Boiler. Stainless steel sink unit with mixer tap over and drainer. Single panel radiator. French doors to patio area.

FIRST FLOOR LANDING with doors to Bedrooms, Bathroom and storage cupboard. Stairs to second floor. Single panel radiator. uPVC framed double glazed window to front.

BEDROOM TWO 8' 4" x 13' 7" (2.56m x 4.16m) with uPVC framed double glazed window to front aspect. Single panel radiator.

BEDROOM THREE 8' 4" x 12' 10" (2.56m x 3.92m) with uPVC framed double glazed window to rear aspect. Single panel radiator.

BATHROOM 6' 6" x 7' 1" (2m x 2.18m) with uPVC framed double glazed obscure window to rear aspect. Single panel radiator. White suite comprising bath, low flush WC and pedestal wash hand basin.

MASTER BEDROOM 22' 7" x 11' 6" (6.89m x 3.52m) with uPVC framed double glazed dormer window to front and double glazed velux window to rear aspect. Double panelled radiator. Loft access. Three storage cupboards. Door to

EN-SUITE with white suite comprising shower, low flush WC and pedestal wash hand basin. Single panel radiator.

GARDEN bound by fencing. Mostly laid to lawn. Side gate to parking and garage.





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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.



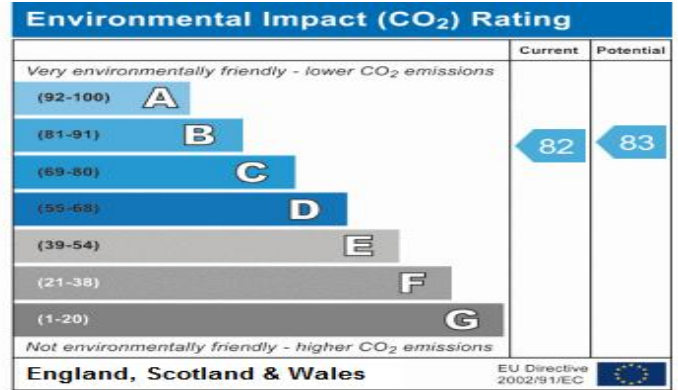
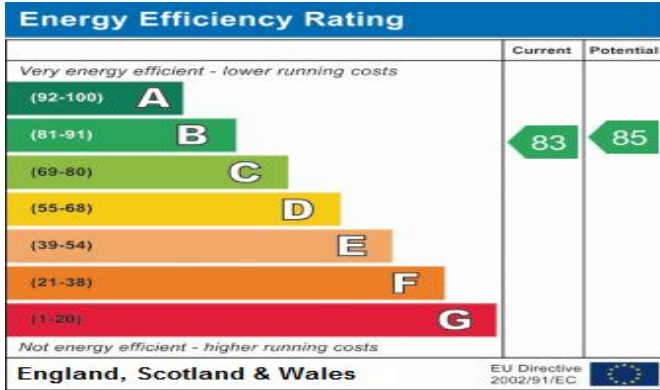
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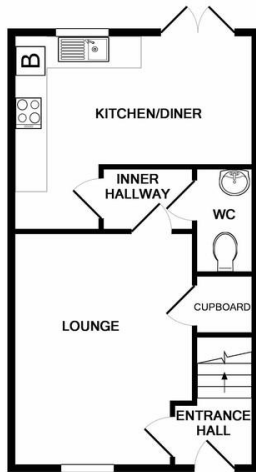


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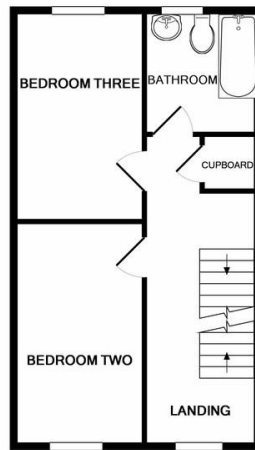
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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