



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

87 Crump Way Evesham WR11 3JG

A modern four bedroomed property in Evesham. Accommodation comprising Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Area, Utility Room, Bedroom One and Two with En-Suite Shower Rooms, Two Further Bedrooms and Family Bathroom. Single Garage and Off Road Parking for Two Vehicles. Front and Rear Gardens.

Price: £289,950





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uPVC framed double glazed door into

ENTRANCE HALL with radiator. Stairs to first floor. Doors to Living Room, Kitchen and Cloakroom. Smoke alarm.

CLOAKROOM with low flush WC and wash hand basin. Radiator. Extractor fan.

KITCHEN/DINING AREA 20' 8" x 13' 5" (6.3m x 4.1m) with uPVC framed double glazed door to rear aspect and uPVC framed double glazed window to rear aspect. A range of wall and base units with work surface over. One and a half bowl sink and drainer with mixer tap over. Integrated fridge/freezer and dishwasher. Four ring hob and oven below. Extractor fan. Laminate flooring. Two radiators. Door to Utility and Lounge.

UTILITY ROOM 5' 6" x 11' 5" (1.7m x 3.5m) with door to garden. Base units with work surface over. Sink unit and drainer. Tiled splashback. Integrated washing machine. Radiator.

LIVING ROOM 11' 1" x 16' 8" (3.4m x 5.1m) with uPVC framed double glazed window to front aspect. Radiator. Door to Hallway.

LANDING with radiator. Doors to Bedrooms, Bathroom and Airing Cupboard housing boiler.

BEDROOM ONE 11' 5" x 12' 5" (3.5m x 3.8m) with two uPVC framed double glazed window to front aspect. Radiator. Fitted wardrobes. Door to

EN-SUITE with uPVC framed double glazed window to side aspect. White suite comprising of low flush WC and wash hand basin. Single shower. Part tiled.

BEDROOM TWO 11' 5" x 11' 5" (3.5m x 3.5m) with uPVC framed double glazed window to front aspect. Fitted wardrobe. Door to

EN-SUITE with uPVC framed double glazed window to side aspect. Radiator. White suite comprising of low flush WC and wash hand basin. Single shower. Part tiled.

BEDROOM THREE 10' 5" x 9' 6" (3.2m x 2.9m) with uPVC framed double glazed window to rear aspect. Radiator.

BEDROOM FOUR 9' 6" x 9' 1" (2.9m x 2.78m) with uPVC framed double glazed window to rear aspect. Radiator.

FAMILY BATHROOM with uPVC framed double glazed window to rear aspect. White suite comprising low flush WC, wash hand basin and panelled bath. Part tiled. Storage cupboard.

GARDEN mainly laid to lawn with gravelled border. Patio area and sun deck.

GARAGE with up and over door. Wall mounted boiler. Electric light and power.





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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.



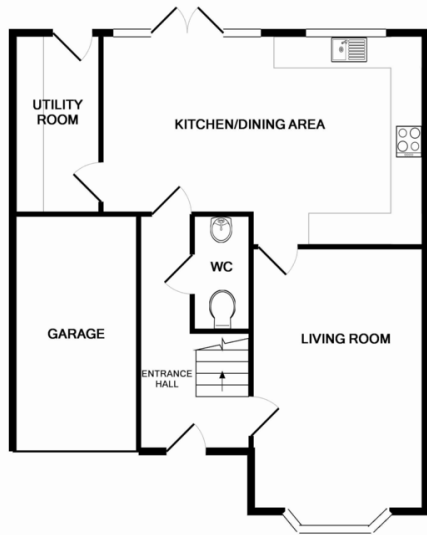
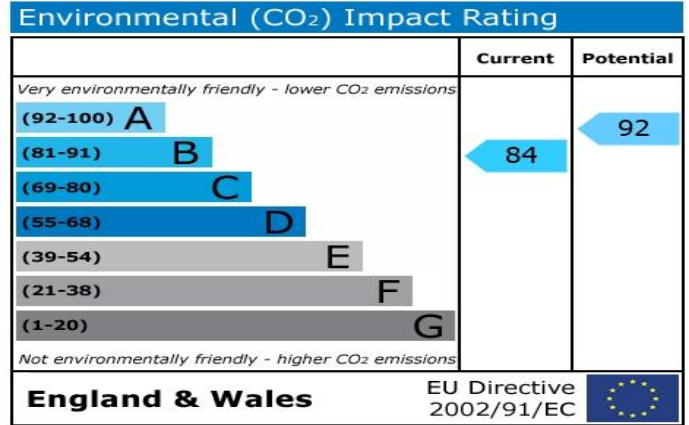
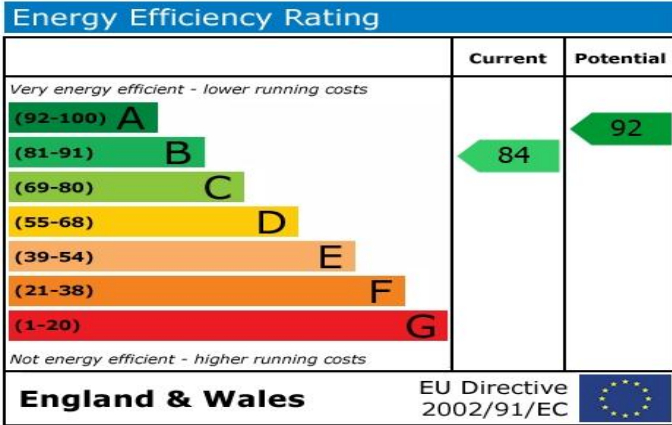
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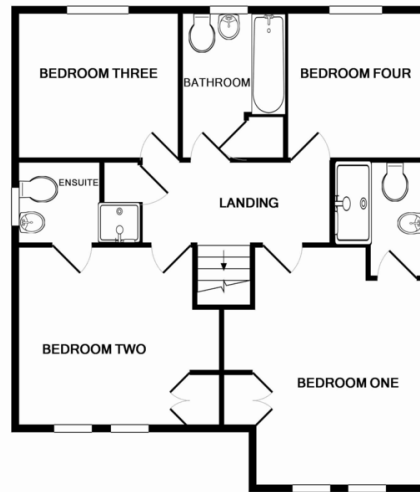


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GROUND FLOOR



1ST FLOOR

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