



# Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**6 Manor Road  
Wickhamford  
Evesham  
WR11 7SA**

A Victorian three bedroom semi detached family home situated in a village location. Accommodation comprising sitting room, dining room, kitchen/breakfast room, three bedrooms, family bathroom.

**Price: £240,000**





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Canopy **PORCH** opening to porch with uPVC half glazed front door, quarry tiled flooring.

Inner door opening into **SITTING ROOM** that measures overall 5.5m (18'0") x 4.08m (13'4") with feature chimney breast with fitted pine mantel and fireplace with terrazzo marbled fire back and hearth with fitted live effect gas fire. Windows on to side both with uPVC wood effect with views to the front across open fields, double panel radiator, single panel radiator, TV point.

Feature staircase with turn balustrade in striped pine.

Striped pine door opening into **DINING ROOM** 4.85m (15'10") x 3.05m (10'0") with pine boarded floor, feature chimney breast with fitted fireplace and hearth. Fitted dado height decorative rail and ceiling coving. Wood effect double glazed patio doors giving access to garden. Useful under stairs storage cupboard. Two single panel radiators. Wiring for three wall light points.

**KITCHEN/BREAKFAST ROOM** 4.8m (15'8") x 2.42m (7'11") with a range of fitted beech fronted kitchen units with drawer and cupboard base units with black ceramic door knobs. Granite effect work surfaces over with matching wall cabinets over. A single drainer one and a quarter bowl stainless steel sink with mixer taps. Built in Stoves gas hob with built under Stoves electric double oven with extractor hood. Integrated Zanussi dishwasher. Integrated larder fridge. Space and plumbing for a washing machine. Ceramic tiled flooring and two uPVC framed wood effect double glazed windows with view into rear garden. Door giving access onto paved sun terrace. Door leading to WC with sink.

Staircase with turn balustrade leading to landing with access to roof space.

**BEDROOM ONE** 2.73m (8'11") x 4.1m (13'5") with uPVC framed double glazed window with view to front across open fields, feature chimney breast, double panel radiator.

**BEDROOM TWO** 3.1m (10'2") x 2.46m (8'0") with uPVC framed double glazed window with view to rear, double panel radiator, strip pine cupboard containing the boiler.

**BEDROOM THREE** overall 5.7m (18'8") x 1.77m (5'9") with uPVC double glazed windows on two sides and single panel radiator.

Spacious luxury **BATHROOM** with white suite comprising double end bath with central position for mixer tap with telephone style shower attachment, over bath traditional shower with glass shower screen, fully tiled around bath, wash hand basin with oak vanity unit, low flush WC with oak seat, oak flooring and bath panel and an useful oak fronted linen cupboard, five halogen down lighters and a chrome plated heated towel rail.





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The property is contained within a good size garden. To the **FRONT** of the property is a brick paved parking area with space to park two vehicles. Three foot brick wall to the front and side with wrought iron pedestrian gates giving access to the front and side gardens. The **REAR GARDEN** is mainly laid to lawn with feature rockery and some shrubs. Outside the back door is a sun terrace area with raised water feature and fish pond with external wall lights. Pergola with feature beech hedge dividing the front and rear gardens. Attractive rear garden surrounded by mature shrubs and hedging. Feature sitting area and useful **WORKSHOP** brick building which could double as an office or utility area.

## **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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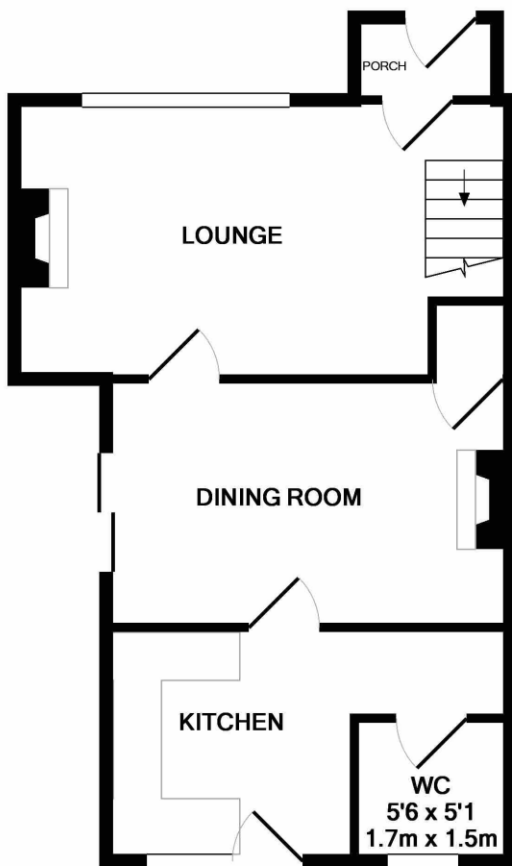


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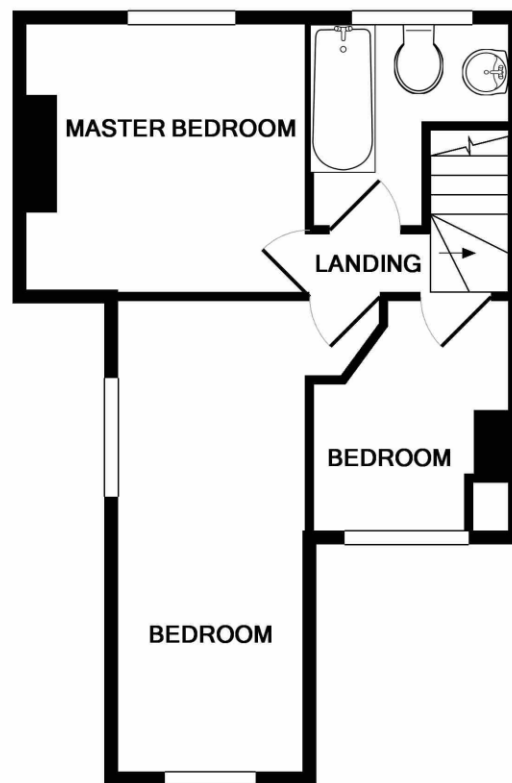
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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