





House - Detached

GRAS CLOSE, BRETFORTON, EVESHAM, WR11 7JP

Offers In Excess Of
£545,000

FEATURES

- Beautifully Presented
- Detached Double Garage
- Front & Rear Gardens
- Three Reception Rooms
- Ensuite & Dressing Room
- Four Bedrooms
- Located In Bretforton
- Off Road Parking

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AVON ESTATES

4 Bedroom House - Detached located in Bretforton

Entrance Hall
Obscure double glazed front door, single panel radiator, fitted carpet, stairs to first floor with storage under the stairs. Leads to WC, Sitting Room, Dining Room, Kitchen and Study.

Downstairs WC
Dual flush low level WC, wash hand basin, tiled splashback, wood effect flooring, single panel radiator and extractor fan.

Dining Room
12'8" x 10'2"
Double glazed bay window to front aspect, double panel radiator and fitted carpet.

Sitting Room
16'1" x 12'1"
Two double glazed windows to rear aspect, double glazed bay window to side aspect, double glazed 'French' doors to side aspect, TV point, telephone point, fitted carpet, double panel radiator and electric feature fire.

Study
10'6" x 9'7"
Double glazed bay window to front aspect, double glazed window to side aspect, double panel radiator, telephone point and fitted carpet.

Kitchen/Breakfast
18'8" x 11'0"
Double glazed window to rear aspect, double glazed 'French' doors to rear aspect, double panel radiator and wood effect flooring. A range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and splashback. Extractor fan, spotlights, filter hood, built in gas hob, built in double electric oven, built in dishwasher, built in fridge/freezer and space for a washing machine.

Landing
Double glazed arched picture window to side aspect, loft access, fitted carpet, single panel radiator, airing cupboard with boiler and slatted shelving. Leads to all rooms.

Bedroom One
12'1" x 10'3"
Two double glazed windows to rear aspect, double glazed window to side aspect, fitted double wardrobes, single panel radiator, telephone point, fitted carpet and leads to Ensuite & Dressing Room (6'8" x 4'8")

Ensuite
Obscure double glazed window to rear aspect, double shower cubicle, extractor fan, dual flush low level WC and wash hand basin in vanity. Tiled splashback, spotlights, heated towel rail and tile effect flooring.

Bedroom Two
12'4" x 11'7"
Double glazed window to rear aspect, single panel radiator and fitted carpet.

Bedroom Three
13'2" x 8'2"
Double glazed window to front aspect, single panel radiator and fitted carpet.

Bedroom Four
10'8" x 8'2"
Double glazed window to side aspect, double glazed window to front aspect, single panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to front aspect, three piece white suite comprising of standard bath with shower over, dual flush WC and wash hand basin in vanity with splashback. Heated towel rail, wood effect flooring, spotlights, shaver point and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders. Patio, side gated access, courtesy lighting, cold water tap, raised beds, shed with power and lighting.

Front Aspect
Block paved double drive providing off road parking for 2 vehicles, lawn, beds and borders, courtesy lighting and storm porch.

Detached Double Garage
18'7" x 18'2"
Two up and over doors, eaves storage, power and lighting.

Tenure Freehold
We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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 our office.

Council Tax Band

Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify 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 regulation 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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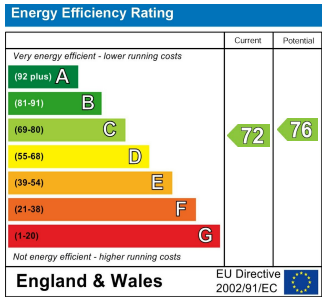
01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band - F

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.