



16 Grove Avenue, Honeybourne, Evesham, WR11 7PW

Asking Price £315,000

Newly refurbished three bedroom home with large south-west facing rear garden. Sitting room, kitchen/diner, utility and cloakroom. On the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking for a number of cars, outside store and a lovely garden extending to approx. 137ft.

HONEYBOURNE

is an attractive village situated approximately 12 miles to the south west of Stratford upon Avon and 4 miles to the east of Evesham. The village has a range of local amenities including two village stores, church, two public houses, fish and chip shop and a garage. The first school now offers Year 6 places for children to feed into the two tier system in the adjoining counties. Honeybourne railway station offers a direct link to London Paddington. Fibre optic broadband is available in the village and the new co-op store is open 7 days a week until 10pm.

STORM PORCH

HALL
With stairs to first floor and doors off to principal rooms.

SITTING ROOM

With picture window to the front, French doors to the kitchen and feature fireplace with cupboard built into the alcove.

KITCHEN/DINER

With a range of wall and base units and gas range cooker. French doors open onto the rear garden.

UTILITY ROOM

With sink and space for washing machine as well as space for additional white goods.

CLOAKROOM

W/c and hand basin.

BATHROOM

With w/c, hand basin and bath with shower over.

BEDROOM

Double bedroom with views to the rear and fitted wardrobes.

BEDROOM

Double bedroom with views to the front.

BEDROOM..

Single bedroom with views to the front.

OUTSIDE

To the front of the property there is driveway parking for a number of cars. There is side access to the garden via a passageway and there are two storage rooms. The rear garden has a large patio by the house and the remainder is laid to lawn.

TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor. The property has gas central heating.

RIGHTS OF WAY

The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned here in or not.



Grove Avenue, Honeybourne, WR11 7PW
 Total Approx. Floor Area 104.50 Sq.M. (1124 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor Area 62.0 Sq.M.
 (667 Sq.Ft.)

First Floor
 Approx. Floor Area 42.50 Sq.M.
 (457 Sq.Ft.)





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Grafton House, High Street, Chipping Campden, GL55 6AT
Tel: 01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

