

33 Hawthorn Close, Honeybourne, Evesham, WR11 7AH

- Four bedroom family home
- Kitchen with integrated appliances
- Living room with doors to the garden
- Cloakroom
- Family bathroom and ensuite
- Enclosed rear garden
- Driveway parking space
- Additional parking
- No onward chain

4 2 1

£350,000

Four bedroom detached family home. Located at the end of a no through road and with lovely views over the park. Kitchen, living room, and cloakroom on the ground floor. four bedrooms, ensuite and family bathroom on the first. Outside is an enclosed rear garden, and a parking spcae to the front. No oinward chain.

HONEYBOURNE

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

ACCOMMODATION

The front door opens into the hallway, with doors leading to the principal rooms and stairs rising to the first floor. There is a useful cloakroom with a white suite. The kitchen is fitted with a range of wall and base units, along with integrated appliances. The living room is situated at the rear of the house and benefits from a useful storage cupboard and French doors leading out to the garden. On the first floor, there are four bedrooms, the main bedroom having an ensuite shower room, as well as a family bathroom. Outside, there is an enclosed rear garden, which is mainly laid to lawn. To the front of the property is a driveway providing parking for one vehicle, with additional parking spaces owned nearby.

GENERAL INFORMATION

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.Please note that there is a maintenance charge for the upkeep of the park and communal areas of £550 pa.

SERVICES: We have been advised by the vendor that mains gas, electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 69% O2 (Checked on Ofcom Oct 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band ?

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

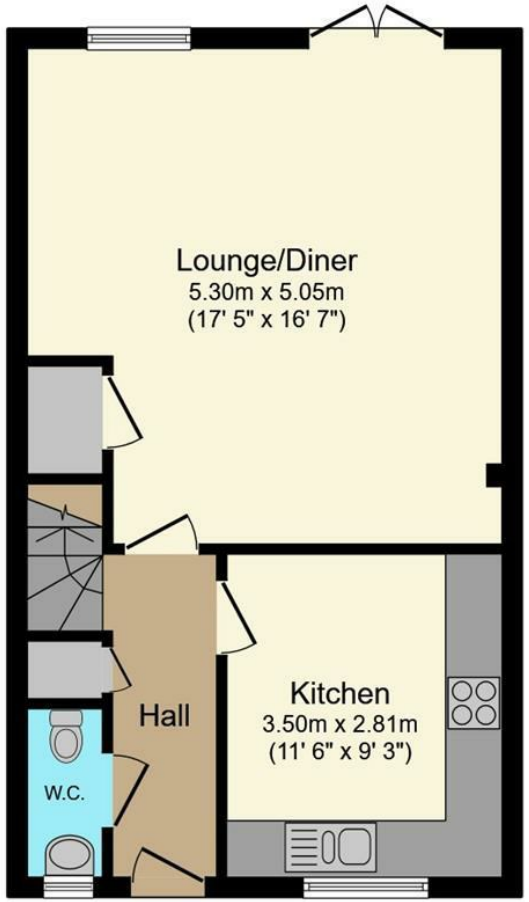
VIEWING: By Prior Appointment with the selling agent.



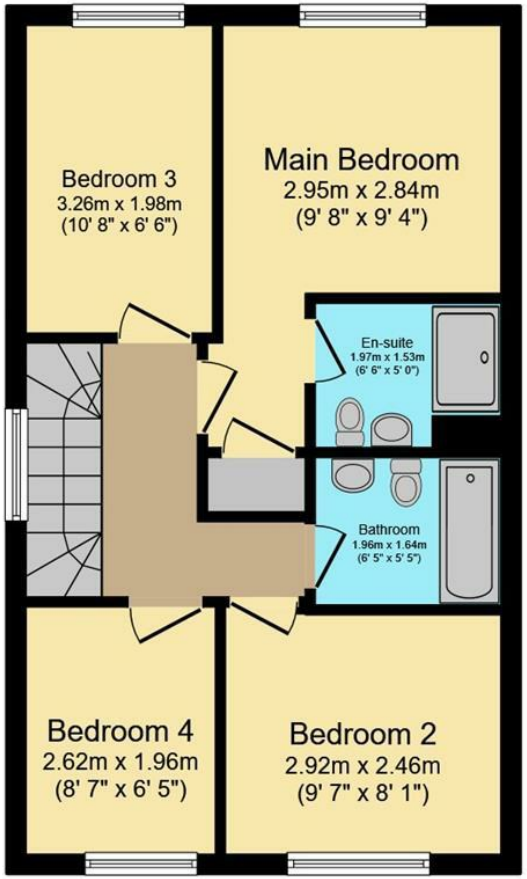




Hawthorn Close, Honeybourne



Ground Floor



First Floor

Total floor area: 90 sq.m. (971 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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