

Peter Clarke



42 Westbourne, Honeybourne, Evesham, WR11 7PT



- Detached bungalow
- Three bedrooms
- Dual aspect living room
- Kitchen
- Wet room shower room
- Driveway parking
- Garage
- Front and rear gardens
- No onward chain



£350,000

Three bedroom detached bungalow located in a quiet no through close. Living room, kitchen, three bedrooms and shower room. Front and rear gardens, driveway parking and garage. No onward 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, 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 useful storage cupboards. There is a large dual aspect living room with sliding doors opening onto the garden. Kitchen with fitted units and a door out to the rear garden. There is a wet room shower room and three bedrooms. Outside the property sits back from the road with a lawned front garden and driveway to the side for a number of cars. Single garage with power and light. The enclosed rear garden is west facing and not overlooked.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage 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.

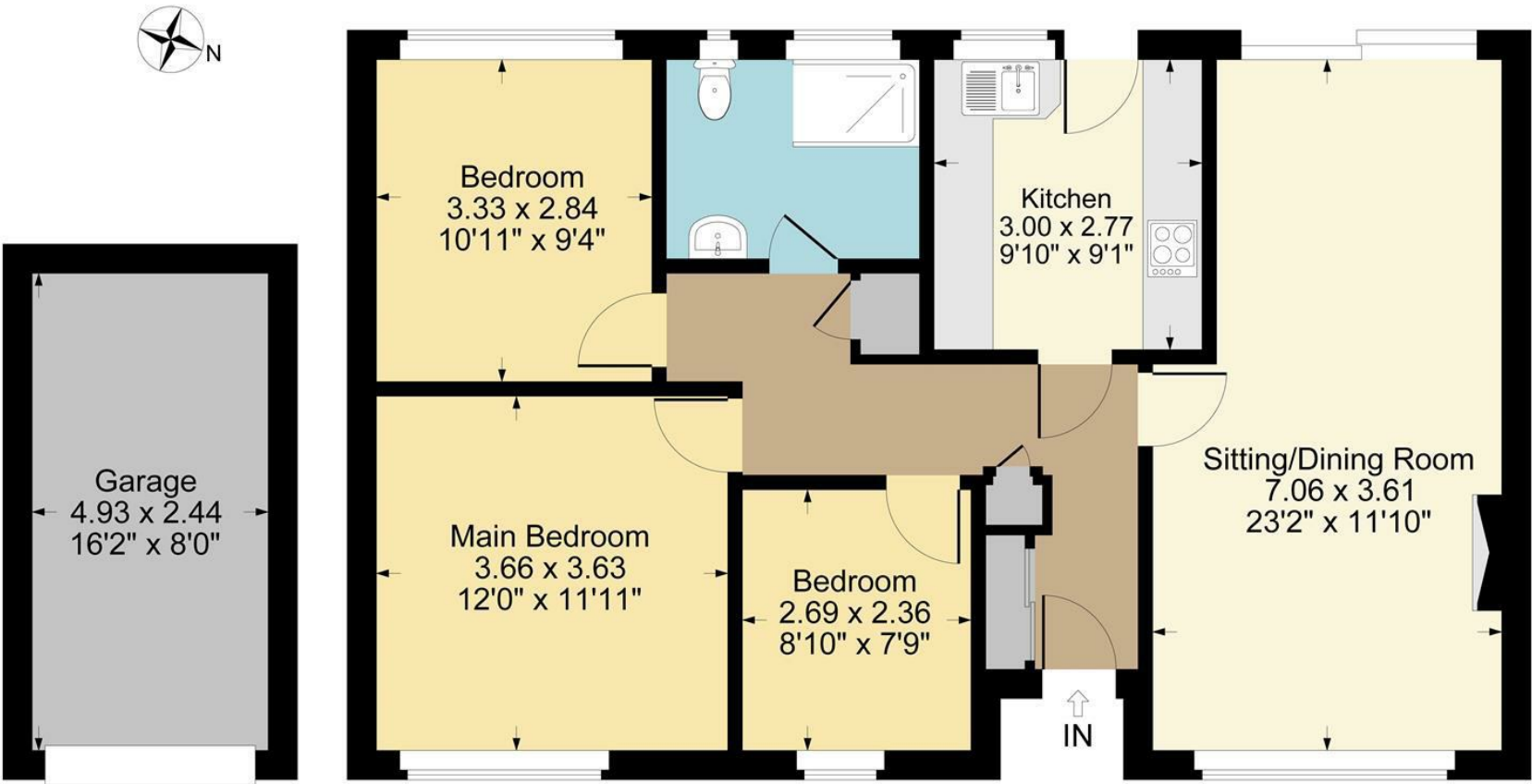
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

**VIEWING:** By Prior Appointment with the selling agent.



42 Westbourne, Honeybourne

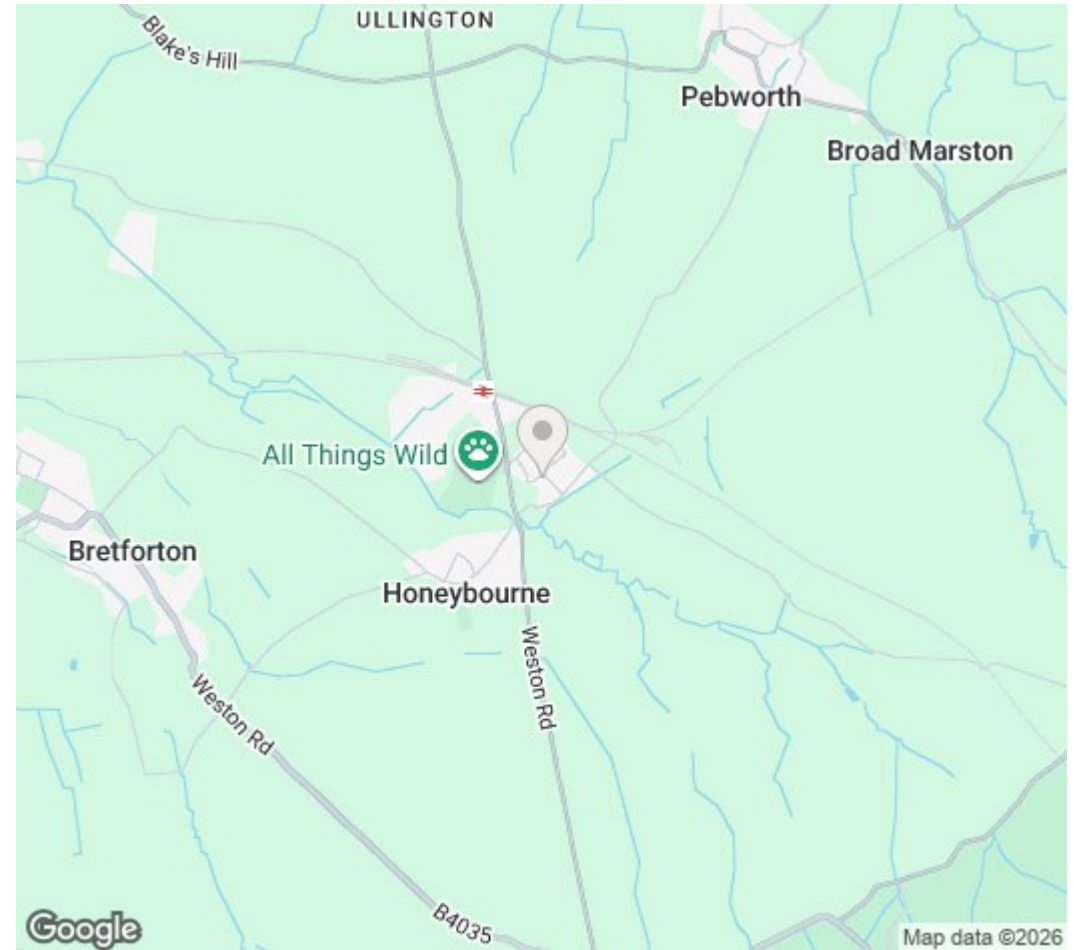


Garage

Ground Floor

Approximate Gross Internal Area  
Ground Floor = 81.47 sq m / 877 sq ft  
Garage = 11.98 sq m / 129 sq ft  
Total Area = 93.45 sq m / 1006 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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