



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**19 Fairwater Close
Evesham
Worcestershire
WR11 1GF**

A four bedroomed detached family home in Evesham. Accommodation comprising Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Downstairs Cloakroom, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and Family Bathroom. Garage and Off Road Parking. Front and Rear Gardens.

Price: £279,950



www.tlgea.com

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com



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uPVC framed double glazed front door opening into

ENTRANCE HALL with doors to Lounge, Kitchen and Downstairs Cloakroom.

CLOAKROOM uPVC framed double glazed obscure window to side aspect. Low flush WC and wash hand basin.

LOUNGE 16' 0" x 11' 5" (4.9m x 3.5m) with uPVC framed double glazed window to front aspect. Two radiators. Granite/marble fireplace with wooden surround and gas effect fire. Double doors opening to

DINING ROOM 9' 2" x 11' 1" (2.8m x 3.4m) with double sliding doors into Conservatory. Radiator.

CONSERVATORY 12' 1" x 11' 9" (3.7m x 3.6m) being fully double glazed over looking the rear garden. Electric heater.

KITCHEN 14' 9" x 10' 2" (4.5m x 3.1m) with uPVC framed double glazed window to rear aspect. A range of wall and base units. Integral Teknik dishwasher. Integral fridge/freezer. uPVC framed double glazed sliding door onto paved sun terrace. Radiator. Breakfast bar. NEF 4 ring gas lava hob with extractor hood over. NEF oven. Tiled splashbacks. Tiled effect flooring. Door to

UTILITY ROOM 3' 3" x 5' 10" (1.5m x 1.8m) with space and plumbing for washing machine. Space for tumble dryer. Base units. Potterton boiler housed in cupboard. uPVC framed double glazed door to rear garden.

Stairs leading from the Entrance Hall to First Floor Landing with doors to Bedrooms and Bathroom. Airing cupboard. Access to roof space.

MASTER BEDROOM 14' 5" x 11' 5" (4.4m x 3.5m) with uPVC framed double glazed window to front aspect. Radiator. Two double built-in wardrobes. Door to

EN-SUITE with uPVC framed double glazed obscure window to side aspect. Tiled floor. Radiator. Low flush WC. Pedestal wash hand basin. Bath with electric shower over. Half tiled.

BEDROOM TWO 10' 5" x 10' 9" (3.2m x 3.3m) with uPVC framed double glazed window to rear aspect. Radiator.

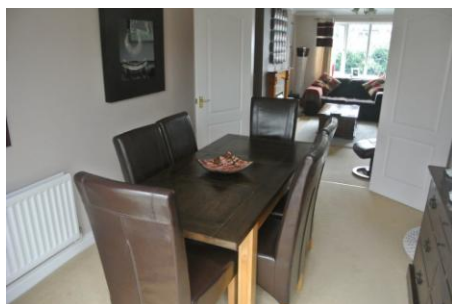
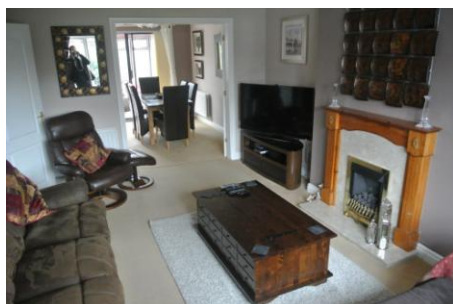
BEDROOM THREE 11' 9" x 8' 6" (3.6m x 2.6m) with uPVC framed double glazed window to front aspect. Radiator.

BEDROOM FOUR 7' 2" x 7' 10" (2.2m x 2.4m) with uPVC framed double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 7' 10" x 5' 6" (2.4m x 1.7m) with uPVC framed double glazed obscure window to rear aspect. Radiator. Low flush WC. Pedestal wash hand basin. Bath with shower over. Extractor fan.

OUTSIDE - FRONT Tarmacadam driveway providing parking for 2 - 3 vehicles. Lawn area.

OUTSIDE - REAR A fully enclosed rear garden with paved sun terrace and partly laid to lawn with decking area in corner.





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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.



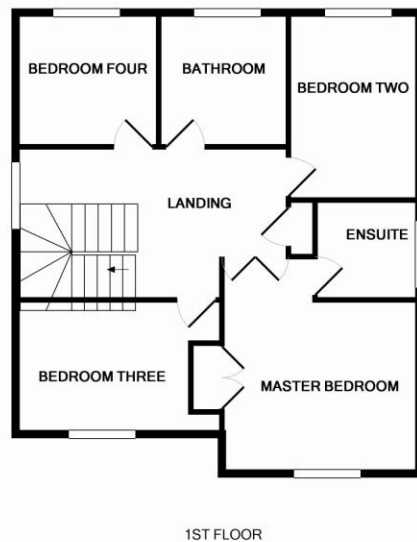
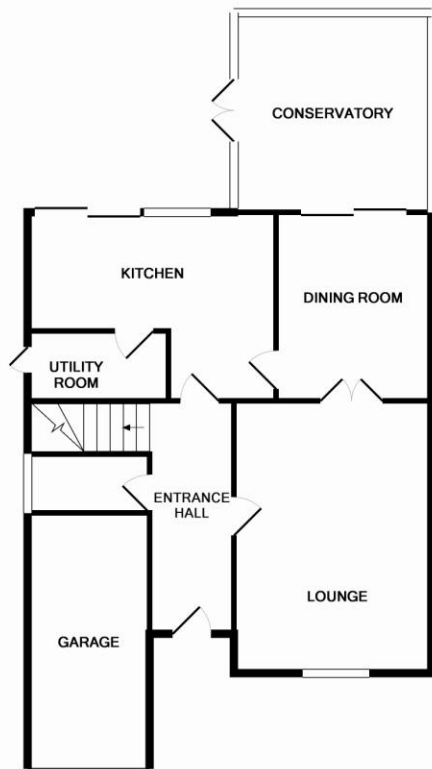
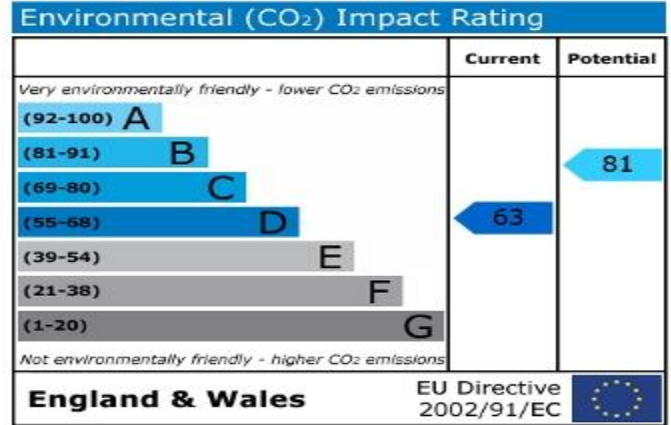
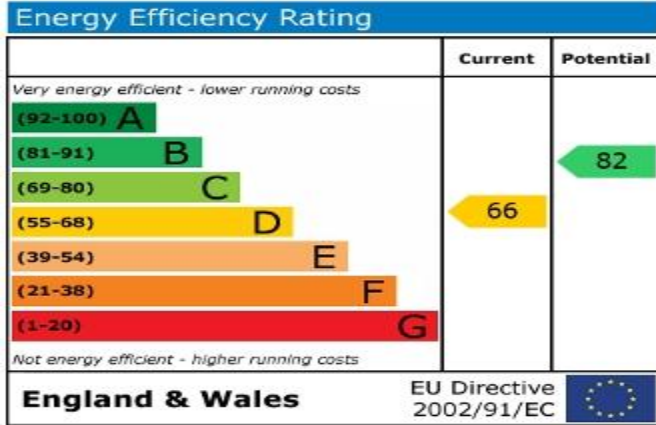
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This floor plan is not to scale and is for guidance purposes only
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