



VAUGHANREYNOLDS
ESTATE AGENTS

Grantham, Laurels Road
Offenham, Worcestershire, WR11 8RE



Property Description

This well-presented, 1930's detached home provides the perfect blank canvas for the future owners to update and personalise the accommodation to suit their needs. There is superb potential to further extend the property due to the size of the plot (subject to the necessary planning consents).

- * Enjoys views over open fields to the side and the rear
- * Light and bright reception room with large bow window and fireplace
- * Sitting/Dining room with doors to South facing garden
- * Spacious kitchen with breakfast table area and door to the garden and side of the house
- * Principal double bedroom with a wall of built in wardrobes
- * Second double bedroom, third bedroom and family bathroom

Early viewing is strongly recommended to appreciate the opportunity and accommodation on offer, which is being offered with no upward chain and in brief comprises: Entrance hall with stairs rising to the upper floor and panel doors off.



The front reception room is filled with natural light through dual aspect windows. There is a feature fireplace and a pretty aspect over the front garden. The kitchen is well-appointed with a comprehensive range of cupboard space providing ample storage, complemented by contrasting worktops, splash back tiling and integrated appliances to include an oven with extractor over and space for a washing machine. The sitting/dining room is a generous space with a sliding door on to the rear patio.



Externally, the house sits well within its plot and enjoys an expanse of lawn with interspersed trees and well stocked borders, and a block paved terrace providing the perfect space to unwind and take in the fantastic views. There is a detached single garage to side and ample parking to front.

NB: In accordance with Section 21 of the Estate Agents Act 1979, we hereby declare that a member of Vaughan Reynolds Estate Agents staff has a personal interest in the sale of this property.

Location

Offenham is a large rural village located about three miles east of Evesham. The River Avon flows through Offenham and this picturesque village benefits from two riverside Public Houses, a Primary school, Shop, Post Office, Church, British Legion Club, Village Hall, Recreation ground, Football and Cricket club.

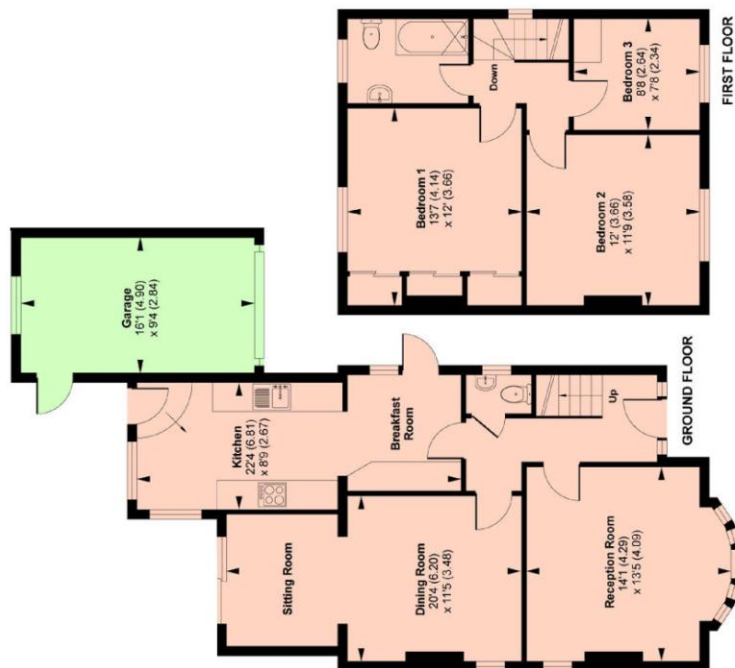
There are good services by rail to London Paddington, Oxford and Worcester via the pretty Cotswold Line and the M5 motorway is 11 miles away. There are excellent road links to Birmingham (30 miles), Bristol (61 miles) & London (98 miles). Local towns and villages include Stratford on Avon (11 miles), Broadway (6 miles), Chipping Campden (8 miles), Cheltenham (19 miles) and Worcester (15 miles).



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Approximate Area = 1309 sq ft / 121.6 sq m (includes garage)

For identification only - Not to scale



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon District Council. Council Tax Band D.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no

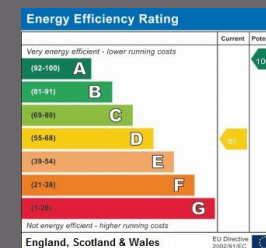
effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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