



**AP**  
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**For Sale**  
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**Vallet Avenue, Alcester**  
Offers in Excess of £200,000



**Features:**

- End of Terrace Property
- Lounge
- Fitted Kitchen/Diner
- Modern Bathroom
- Paved/Decked Rear Garden
- Off Road Parking For 3 Cars
- E.P.C. Rating D
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**Description:**

A rather well presented, Two Bedroom, End of Terraced property. Occupying a sought after Village of Alcester for popular schooling, local shops, and community facilities. Accessible for major towns of Evesham, Stratford and Redditch for major retail outlets. Close to open countryside along the River Arrow, providing opportunities for country walks and play space.

The property has off road parking to front for three cars and is entered via a pleasant welcoming Hallway, having window to front and stairs off to first floor. Front Lounge, with laminated flooring. Well equipped Kitchen/Diner, having oven, hob, inset sink, plumbing for appliances and space for upright fridge/freezer and storage cupboard.

Upstairs offers two Double Bedrooms, and a well-proportioned family Bathroom, with shower over the bath.

The rear garden is laid with initial decking and is fenced off halfway into a paved area, this contains a shed mature borders and drying space. A sun canopy is attached to the exterior kitchen wall, providing shade to the sunny aspect.

Other benefits include: Gas central heating and double glazing.



## Details:

### Hall

### Lounge

12' 3" x 10' 4" (3.73m x 3.15m)

### Kitchen/Diner

15' 7" x 10' 8" (4.75m x 3.25m)

### Stairs Rising To First Floor

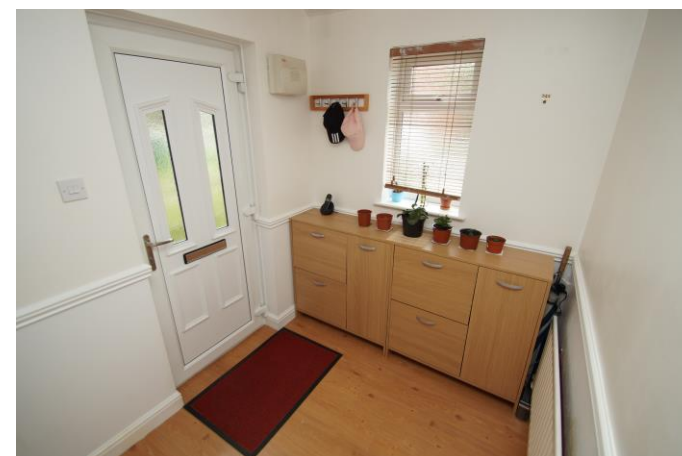
### Bedroom 1

12' 9" x 10' 8" (3.88m x 3.25m)

### Bedroom 2

10' 9" x 7' 8" (3.27m x 2.34m)

### Family Bathroom



## EPC Rating:

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



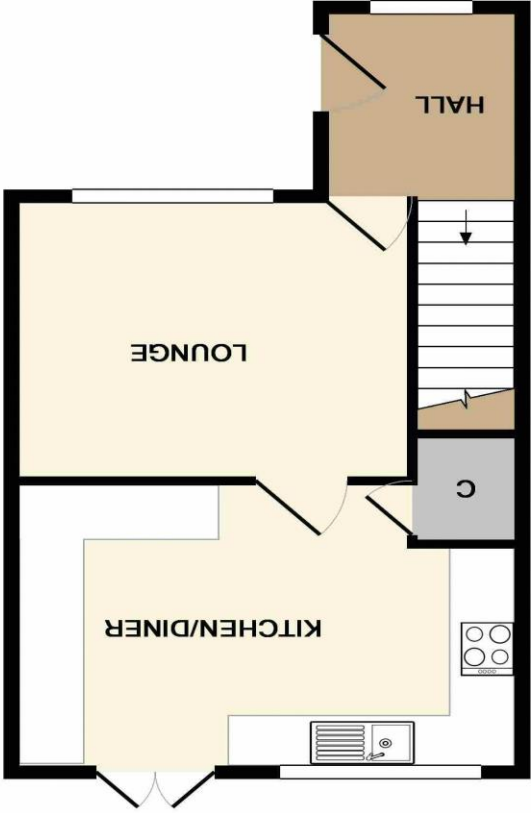
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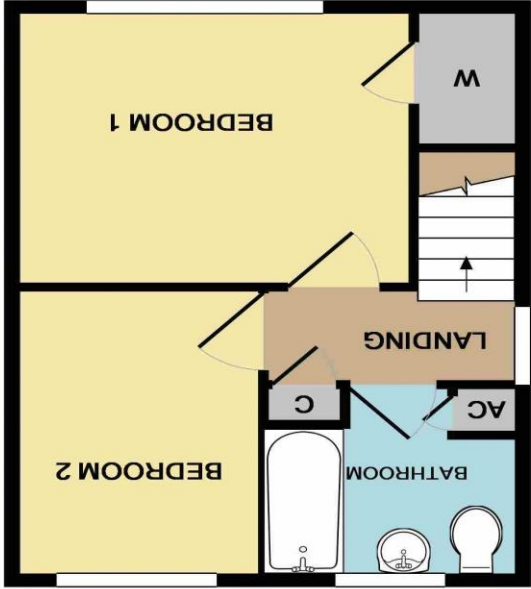
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GROUND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

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  
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