



5 The Badhams, Longdon, GL20 6AZ

£225,000

A spacious semi detached three bedroom mid terrace home with garden and gated parking in a village cul-de-sac location for sale with no onward chain. The accommodation which would benefit from some updating and offers scope for expansion comprises; entrance hall, front to back sitting room with fireplace, breakfast kitchen, utility/store room, cloakroom, coal store, three bedrooms, family bathroom. Further benefits include; double glazing, front garden and gated parking, private rear garden. Situated in a village cul-de-sac within reach of Upton upon Severn, Tewkesbury, Cheltenham and the motorway network, viewing is a must to appreciate the location and potential of home on offer.



5, The Badhams, Longdon, GL20 6AZ

ENTRANCE HALL

Access via obscure glass double glazed front door, ceiling light point, coats rail, stairs to first floor. Door to:

LOUNGE/DINER 17'5" x 11'5" (5.31m x 3.48m)

Dual aspect with front and rear facing double glazed windows, ceiling light point, feature tiled fireplace. Door to:

BREAKFAST KITCHEN 11'5" x 3'7" (3.48m x 1.11m)

Rear aspect double glazed window, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted units, single stainless steel drainer sink unit, space for cooker, space for further appliances, space for breakfast table, walk in pantry with light and shelving. Door to:

SIDE PASSAGE/UTILITY 8'7" x 7'1" + passage (2.637m x 2.18m + passage)

Front aspect double glazed window, ceiling light point, uPVC door to front garden, door to:

REAR HALL

Wall light point, built in store cupboard (former coal house), door to rear garden. Door to:

CLOAKROOM

Rear aspect window, High level WC.

LANDING

Rear aspect double glazed window, ceiling light point, access to roof space, built in airing cupboard containing hot water cylinder and slatted shelving. Door to:

BEDROOM ONE 11'9" x 11'4" (3.60m x 3.47)

Front aspect double glazed window, ceiling light point, wardrobe recess with hanging rail and shelf.

BEDROOM TWO 11'5" x 8'8" (3.49m x 2.65m)

Front aspect double glazed window, ceiling light point, wardrobe recess.

BEDROOM THREE 8'4" x 8'4" (2.56m x 2.55m)

Rear aspect double glazed window, ceiling light point, wardrobe recess with hanging rail and shelf.

BATHROOM 7'11" x 5'8" (2.43m x 1.74m)

Obscure glass double glazed window, ceiling light point, white suite comprising: panel bath, wash hand basin, high level WC.



FRONT GARDEN

Access via a picket gate from the road with a path to the front door, gated wooden access providing parking for one car with potential for more, remainder left to lawn.

REAR GARDEN

Private enclosed rear garden with initial patio, remainder laid to lawn, flower and shrub beds, timber garden shed.

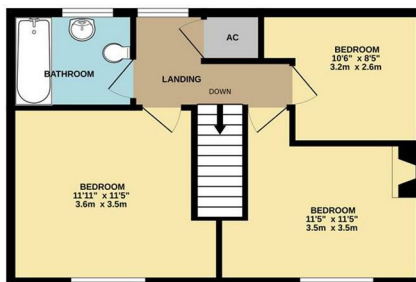
DIRECTIONS

From our Upton Upon Severn office continue along Old Street onto the A4104 at the top of the hill turn left signposted towards Longdon onto the B4211 for just under 2.5 miles then turn right onto Bear Lane and then left into The Badhams where the property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. Please call 01684 891348 to arrange a viewing, or with any queries.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

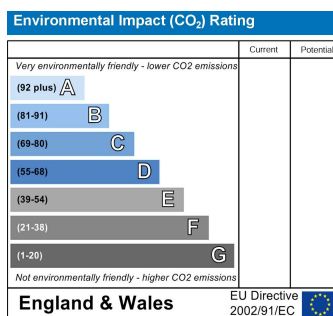
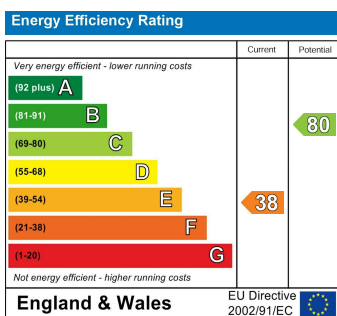
1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B
ENERGY PERFORMANCE RATINGS: Current: F38 Potential: C80
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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