



Ban Brook Road, Evesham, WR11 8XE

Offers in excess of £345,000



This beautifully designed and spacious detached bungalow features two bedrooms and is situated in the peaceful and sought-after village of Salford Priors. The layout comprises an entrance hall, a shower room, a fully equipped kitchen/diner, and a large lounge with a wood burner that opens into a conservatory, providing access to the private rear garden. The two double bedrooms include a master bedroom with fitted wardrobes. The property also boasts a side lean-to/carport and a garage, facilitating access to the garden, which is predominantly laid to lawn and includes a decking area ideal for outdoor dining. Additionally, there is a log store and shrubs along the borders.

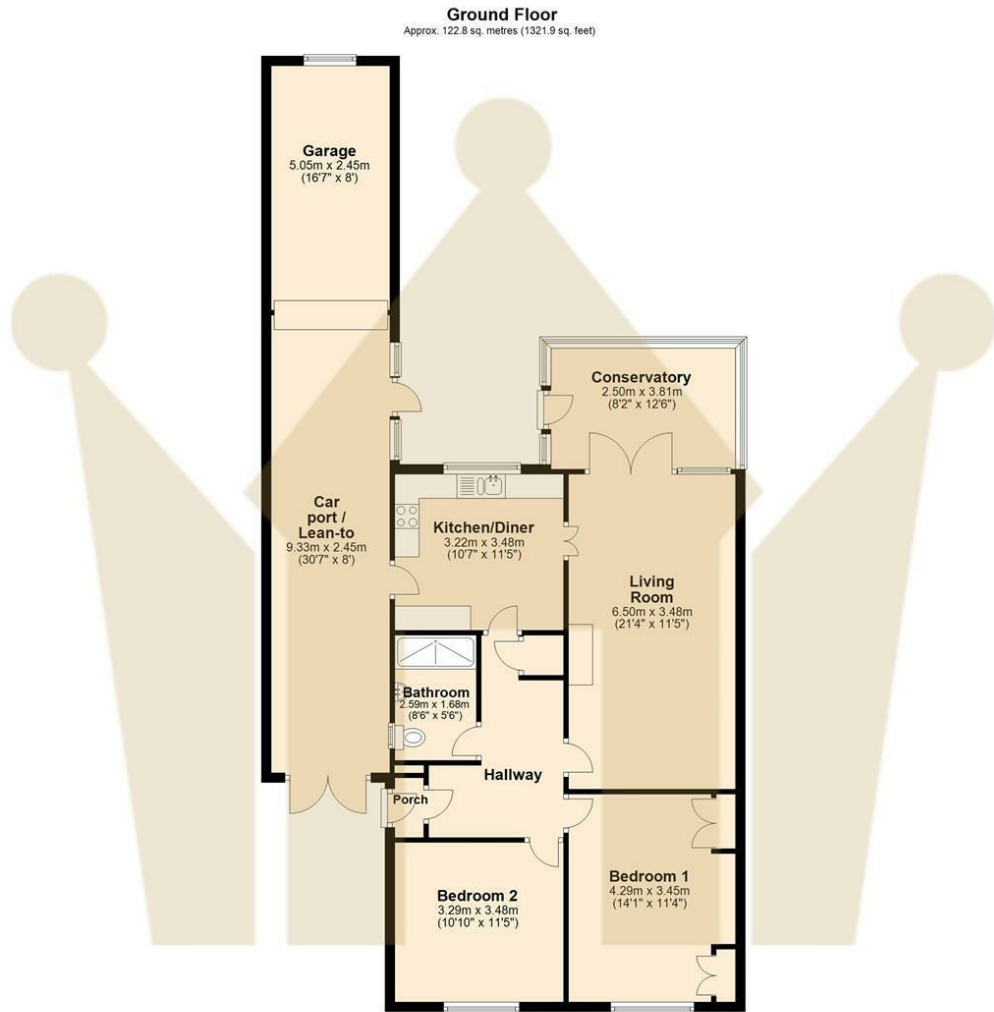
The property is located 4 miles from Alcester, 8 miles from Stratford-upon-Avon, and 7 miles from Evesham. Additionally, the village features a primary school and a post office.



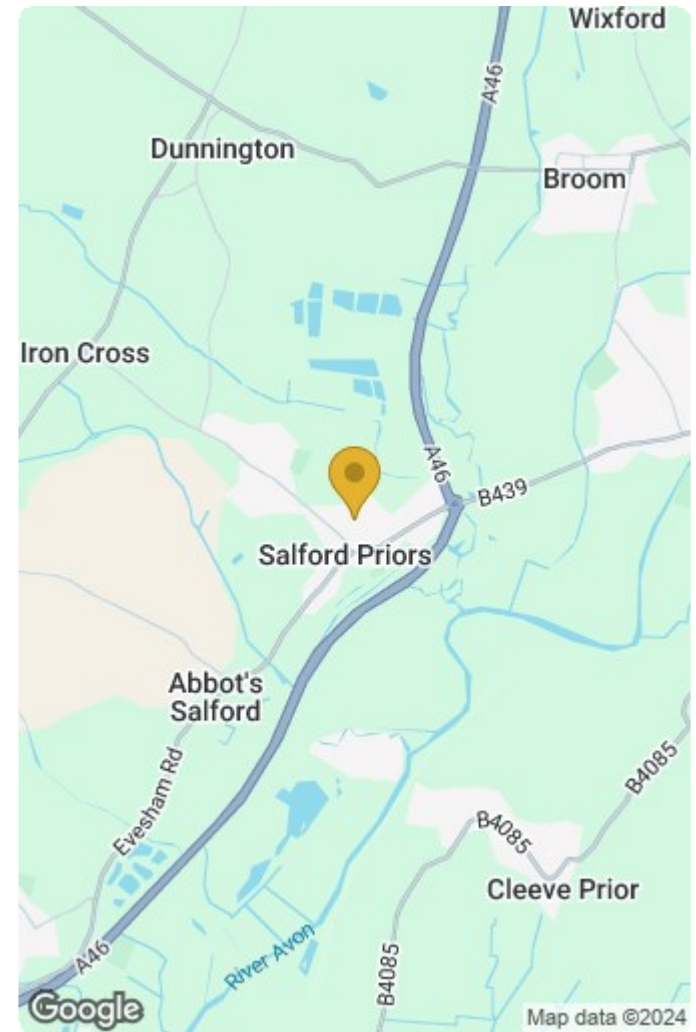
Porch	
Hallway	
Kitchen/Diner	10'6" x 11'5" (3.22m x 3.48m)
Living Room	21'3" x 11'5" (6.50m x 3.48m)
Conservatory	8'2" x 12'5" (2.50m x 3.81m)
Bedroom One	14'0" x 11'3" (4.29m x 3.45m)
Bedroom Two	10'9" x 11'5" (3.29m x 3.48m)
Bathroom	8'5" x 5'6" (2.59m x 1.68m)
Car Port/Lean- to	30'7" x 8'0" (9.33m x 2.45m)
Garage	16'6" x 8'0" (5.05m x 2.45m)







Total area: approx. 122.8 sq. metres (1321.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	