



# 19 Badsey Lane

, Evesham, WR11 3EX

Asking Price £335,000









This property is a fine example of a well maintained post Edwardian home, which has been updated and beautifully presented by the current owner.

The property has enjoyed a loft conversion, which has created a further double bedroom with an ensuite bathroom. There are two further double bedrooms on the first floor along with a stylish modern bathroom, whilst on the ground floor there is an open plan living dining room and a well equipped kitchen.

Outside there is plenty of off road parking along with a tandem garage and a generous southerly facing rear garden.

Viewing of this perfect character home is highly recommended by the selling agent.



A wood panel front door opens to:

#### **Entrance Hall**

with a panel radiator, stairs to the first floor and door to:

# Open Plan Living Dining Room 16'8 x 13'6 + 10'8 x 10'7 (5.08m x 4.11m + 3.25m x 3.23m)

with double glazed windows to the front and side along with double glazed sliding doors to the rear garden. There are two panel radiators, wall uplighters, a TV aerial point and a door to:

#### Kitchen 14'3 x 6'9 (4.34m x 2.06m)

having double glazed windows and door to the rear garden inset ceiling spotlights and a chrome heated towel rail. The kitchen is fitted with a range Oak front cupboards and drawers, having work surfaces over and a single drainer sink. There is also plumbing for a washing machine and a cooker point with an extractor hood above.

#### First Floor Landing

with a double glazed window to the front, a panel radiator, stairs to the first floor and doors to:

## Bedroom Two 13'6 x 9'8 (4.11m x 2.95m)

having a double glazed window to the rear and a panel radiator.

### Bedroom Three 10'7 x 10'6 (3.23m x 3.20m)

with a double glazed window to the front and a panel radiator.

#### **Bathroom**

having an obscure double glazed window to the side, a panel radiator and fitted with a modern white suite comprising a low level WC, bidet, a vanity wash basin and a corner shower.

## **Second Floor Landing**

with an obscure double glazed window to the side, a useful store cupboard and a further cupboard which houses the 'Saniflo' water system for the ensuite.

# Master Bedroom 14'4 x 11'7 (4.37m x 3.53m)

having a double glazed window to the rear, a panel radiator and useful eave storage space. Door to:

Ensuite: with an obscure double glazed window to the front and fitted with a modern white suite comprising a low level 'saniflo' WC, a vanity wash basin and a panel bath.

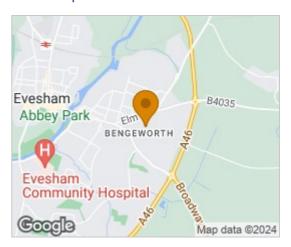
#### **Outside**

The front of the property provides off road parking space which continues to the Tandem Garage: 26'8 x 9'3 having an up and over door, power, lighting and a side access door. The pleasant established rear garden enjoys a favourable southerly aspect, with areas set down to lawn and decorative paving all edged by beds planted with a variety of plants and shrubs.

#### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Itd, you should know that Leggett & James Itd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

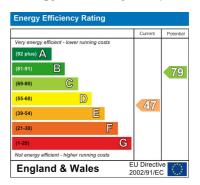
# Area Map



# Floor Plans



# **Energy Efficiency Graph**



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