



Leggett & James

The Vale of Evesham Property Experts



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 Ltd, you should know that Leggett & James Ltd 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

