



# Leggett & James

The Vale of Evesham Property Experts



## 6 Poplar Court

Badsey, Evesham, WR11 7EF

Asking Price £175,000



Welcome to this charming terraced house located in the picturesque village of Badsey. This delightful property boasts two cosy bedrooms, perfect for a small family or as a tranquil retreat for a couple.

As you step inside, you are greeted by a spacious living room, ideal for relaxing after a long day. The kitchen diner has a dual aspect and there are two bedrooms and a bathroom on the first floor.

Situated in a village location, this property offers a peaceful and serene environment and with parking available for one vehicle, you'll never have to worry about finding a spot after a long day at work.

This house comes with the added benefit of no chain, making the buying process smooth and hassle-free. Ideal for a first purchase or investment why not book a book a viewing today.



Having an obscure double glazed door that opens to an entrance porch with obscure double glazed windows to the front and side and a door to:

### Entrance Hall

With doors to Living Room and Kitchen Diner

### Kitchen Diner 16'9 x 9'1 (5.11m x 2.77m)

Having double glazed windows to the front and rear, radiator, tiled floor, telephone point and obscure double glazed door to the rear. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a stainless steel sink and drainer, cooker point, space for a fridge freezer and space for a washing machine.

### Living Room 16'9 x 10'10 (5.11m x 3.30m)

Having a double glazed window to the front, radiator, television point and stairs to the first floor.

### First Floor Landing

Having a double glazed window to the rear, access to loft space and doors to:

### Bedroom One 13'6 x 10'6 (4.11m x 3.20m)

Having a double glazed window to the front, radiator, television point, door to airing cupboard housing the gas fired combination boiler and a door to an over stairs cupboard.

### Bedroom Two 9'10 x 9'4 (3.00m x 2.84m)

Having a double glazed window to the front and a radiator.

### Bathroom

Having an obscure double glazed window to the rear, radiator towel rail and a white suite comprising a dual flush low level WC, pedestal wash hand basin and a panel bath with an electric shower over.

### Outside

The fore garden is laid to gravel with a paved path to the front door. To the rear of the property there is a driveway that provides off road parking space with a paved seating area.

### 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.

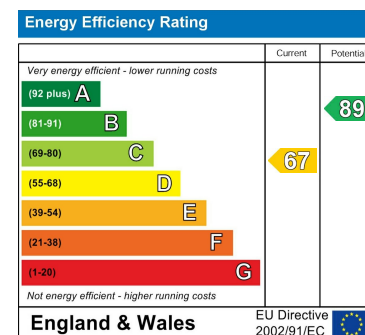
## Area Map



## Floor Plans



## Energy Efficiency Graph



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