



# Leggett & James

The Vale of Evesham Property Experts



## 44b Badsey Lane

Evesham, WR11 3EZ

Offers Over £225,000



This two bedroom semi detached bungalow is set in a popular location and provides easy access to the many facilities that the town offers. The accommodation comprises of a lounge diner, kitchen, two bedrooms and a bathroom. Outside there are gardens to the front and rear, parking and a garage.



An obscure double glazed door with an obscure double glazed side panel opens to:

Entrance Hall

having a coved ceiling, panel radiator, telephone point and airing cupboard with a wall mounted 'Worcester' gas combination boiler.

Lounge/Diner 17' x 10'10 (5.18m x 3.30m)

having double glazed sliding doors to the garden, laminate flooring, coved ceiling, panel radiator and television point. A door opens to:

Kitchen 9'3x 7'10 (2.82mx 2.39m)

having a double glazed window to the rear, a double glazed door to the driveway, coved ceiling and panel radiator. The kitchen is fitted with a range of wall and base units, work surfaces and tiled returns. There is a stainless steel sink unit, spaces for a fridge and washing machine and a four ring electric cooker hob with extractor hood above and oven below.

Bedroom One 10'3 x 9'6 (3.12m x 2.90m)

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

Bedroom Two 9'10 x 7'10 (3.00m x 2.39m)

having a double glazed window to the front, coved ceiling and panel radiator.

Bathroom

having an obscure double glazed window to the side, access to the loft space, part tiled walls and a panel radiator. The white suite comprises a low level WC, pedestal wash hand basin and a panel bath with mains shower over.

Outside

the front garden is laid to lawn with a tarmac driveway providing off road parking for several vehicles leading to the Garage 16'9 x 8'6: having an up and over door, power light and eaves storage. The rear garden has a paved seating area that leads to a lawn with established borders and timber decked seating areas. There is an outside tap, outside light and gated pedestrian access to the driveway.

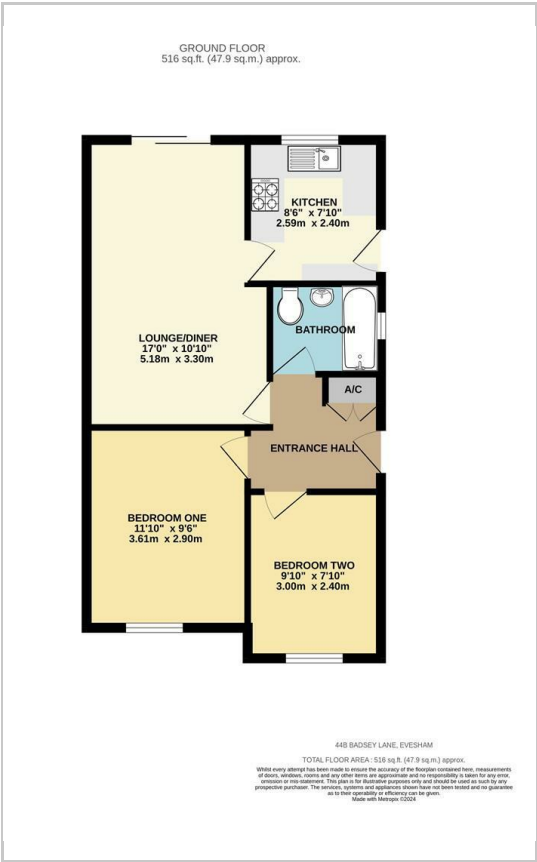
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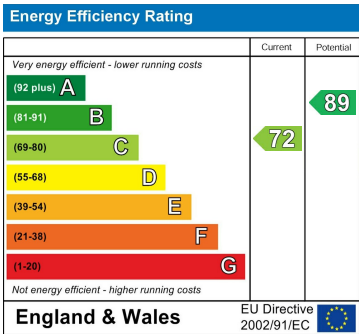
Area Map



Floor Plans



Energy Efficiency Graph



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