



Leggett & James

The Vale of Evesham Property Experts



9 Oak Close

Badsey, Evesham, WR11 7TN

Asking Price £325,000



Set in the fantastic village of Badsey, which has an array of local facilities including a store with post office, first school and two pubs, this semi detached family home is available without any onward chain and presented in excellent order throughout.

There are three bedrooms and a modern shower room to the first floor, whilst down stairs offers an open plan living/dining room, a garden room and a stylish modern refitted kitchen.

Outside has generous gardens to the front and rear along with the benefit of extensive off road parking space and an extended detached garage, which is over 30ft in length.



Entrance Hall

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

Living Dining Room 12'9 x 10'9 + 12' x 9'7 (3.89m x 33.22m + 3.66m x 2.92m)

having an obscure double glazed window to the front, a panel radiator and a door to:

Kitchen 12' x 8'11 (3.66m x 2.72m)

refitted with a modern range of wall and base units having work surfaces over, plumbing for a washing machine, four ring gas hob, extractor hood, oven and integral fridge.

Conservatory 16'5 x 7'9 (5.00m x 2.36m)

with double glazed windows to the side and rear and a double glazed door to the rear, panel radiator and a 'Worcester' Gas central heating boiler.

First Floor Landing

having a double glazed window to the side, cupboard and access to the loft.

Bedroom One 12'3 x 10'9 (3.73m x 3.28m)

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

Bedroom Two 12'3 x 9'7 (3.73m x 2.92m)

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

Bedroom Three 6'9 x 5'9 (2.06m x 1.75m)

with a double glazed window to the side, panel radiator and overstairs cupboard.

Bathroom

having an obscure double glazed window, walk in shower enclosure, a white low level WC, pedestal wash hand basin and radiator.

Outside

The property enjoys established gardens to the front and rear, with an extensive driveway to the side of the property that provides parking space for multiple vehicles. The driveway also gives access to a Detached Garage: which is some 30ft in depth and opening wider at the rear of the building. There is power, lighting and a side entry door.

The pleasant rear garden enjoys a westerly facing aspect, with a paved terrace at the rear of the house and a lawn, which extends away from the property, all of which is enclosed by wood panel fencing and hedges.

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.

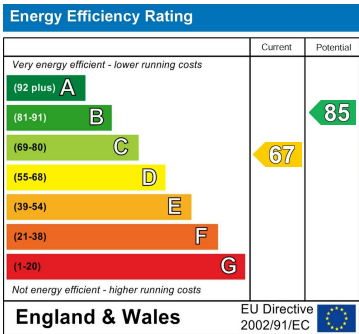
Area Map



Floor Plans



Energy Efficiency Graph



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