



Leggett & James

The Vale of Evesham Property Experts



23 Bretforton Road

, Evesham, WR11 7XG

£1,750 Per Calendar Month



A beautifully refurbished spacious 4 double bedroom detached property in the village of Badsey close to Evesham which offers good transport links with a main line station to London.

This property, offers the best of both worlds, traditional and modern features, fully refurbished to a high standard with fitted kitchen, dining room and separate living room, together with four double bedrooms, one with an ensuite and a family bathroom. The layout of the property offers great flexibility for a family. An enclosed garden to rear, double garage to the side with parking to the front of the garage. (The driveway is shared with the neighbour). Council Tax Band E. EPC Rating D. Deposit Required £1850.00.



Entrance Porch

Original door opens to Hallway with stairs rising to First Floor

Living Room

with double glazed bay sash window to front. Feature fireplace with log burner (please note that only seasoned, dry logs or kindling are burned (no paper or coal).

Dining Room

With matching bay window to front. Feature fireplace with gas fire.

Kitchen

A newly fitted kitchen with a range of drawer and base cupboards with matching wall cabinets over. Built in electric oven with ceramic hob and extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Brick fireplace with log burner (please note that only seasoned, dry logs or kindling are burned (no paper or coal). Two windows to side.

Hallway

with storage cupboard. Door opening onto paved area giving access to the garden. Door to

Cloakroom

With low flush WC and wash hand basin

Ground Floor Double Bedroom

with windows on two sides this room is light and airy. door to

En-Suite Shower Room

with the original high flush WC, pedestal wash hand basin and walk in shower.

Landing

Spacious Landing with doors off to

Double Bedroom

with double glazed sash window

Double Bedroom

with double glazed sash window. Feature original Victorian fireplace (not to be used)

Double Bedroom

with double glazed sash window. Feature original Victorian fireplace (not to be used)

Bathroom

with white suite comprising, panelled bath with over bath shower, low flush WC and pedestal wash hand basin. Heated towel rail.

Double Garage

with two doors. Parking to front of the garage. Please note that the driveway is shared with the neighbour. Parking is strictly in front of the garages.

Gardens

The front garden is enclosed with low brick wall and metal gate. pathway leads to front door with lawn either side and mature borders. To the rear the garden is fully enclosed, lawned area with mature trees and borders. (A brown bin is provided for the ease of removing grass cuttings and maintaining the garden).

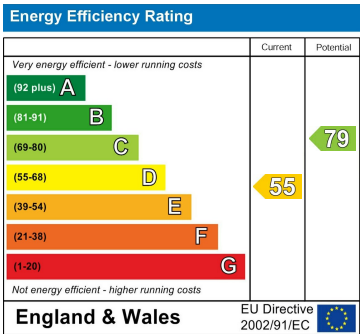
Area Map



Floor Plans



Energy Efficiency Graph



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