

VILLAGE LOCATION



Bungalow - Detached

BADSEY FIELDS LANE, EVESHAM, WR11 7EX

Asking Price

£430,000

FEATURES

- SALE AGREED - Good Sized
- Three Bedrooms
- Detached Bungalow
- Two Bathrooms
- No Onward Chain
- Village Location
- Detached Garage
- Ample Off Road Parking
- Conservatory
- Council Tax Band = D
- Energy Rating = C



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3 Bedroom Bungalow - Detached located in Evesham

Entrance Hall

Obscure double glazed front door, double glazed window to the front aspect, airing cupboard and fitted carpet.

Lounge/Dining Room

16'4" x 12'4"

Double glazed sliding doors to the rear aspect, single panel radiator, gas feature fire and fitted carpet. Leads to the Conservatory and Kitchen.

Kitchen

11'11" x 9'5"

Double glazed window to the front aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob, built in electric oven, space for a fridge/freezer, wood effect flooring and single panel radiator.

Conservatory

10'3" x 7'8"

Part brick and double glazed construction, double glazed sliding doors to the rear aspect and fitted carpet.

Master Bedroom

14'1" x 9'8"

Double glazed window to the rear aspect, double fitted wardrobes, single panel radiator and fitted carpet. Leads to the En-Suite

En-Suite

Obscure double glazed window to the rear aspect, shower cubicle, dual flush low level w/c, pedestal wash hand basin, single panel radiator and wood effect flooring.

Bedroom Two

11'11" x 7'11"

Double glazed window to the front aspect, single panel radiator and fitted carpet.

Bedroom Three

8'1" x 7'11"

Double glazed window to the front aspect, single panel radiator and fitted carpet.

Bathroom

Double shower cubicle, low level w/c and wash hand basin.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, rear gated access, summer house and off road parking for four vehicles.

Front Aspect

Lawn and path leading to the front door.

Garage

With up and over door, parking in front of garage.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is

anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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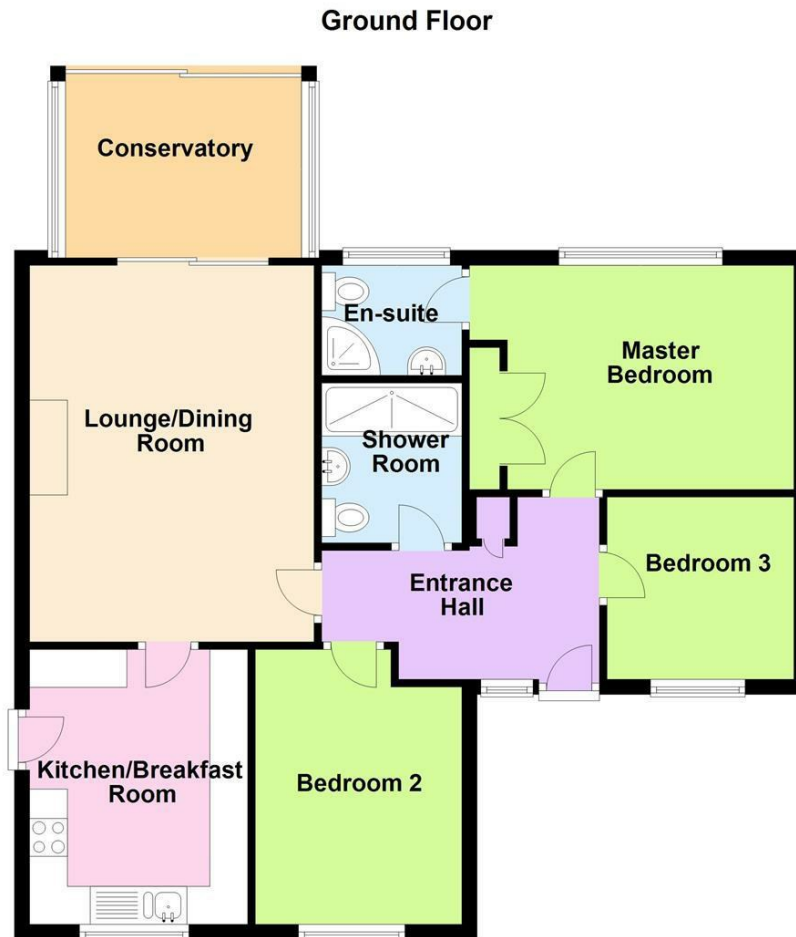
sales@avonestates.net

www.avonestates.net

Council Tax Band = D

Energy Rating = C

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| Energy Efficiency Rating | | Current | Potential |
|---|----|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | 72 | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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