

FREEHOLD



House - Detached

33 BANKS ROAD, BADSEY, EVESHAM, WR11 7TB

Offers In The Region Of
£415,000

FEATURES

- NHBC Warranty Remaining
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band = E Energy Rating = B
- Four Bedrooms
- Two Reception Rooms
- Close to Local Primary School.



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4 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed door to the front aspect, single panel radiator, storage cupboard, fitted carpet with boot mat insert and stairs leading to the first floor.

Downstairs W/C

Dual flush low level w/c, pedestal wash hand basin, tiled splash back and wood effect flooring.

Sitting Room

19'7" x 11'2"

Double glazed 'French' doors to the side aspect, double glazed window to the front aspect, two double panel radiators and fitted carpet.

Kitchen

11'9" x 9'2"

Double glazed window to the side 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 with filter hood over, built in electric oven built in dishwasher, space for a fridge/freezer. Opens to the Dining Room

Dining Room

10'7" x 9'1"

Double glazed window to the side aspect, double glazed window to the front aspect.

Utility Room

Double glazed window to the rear aspect, range of wall and base units with worktop over, double panel radiator, space and plumbing for a washing machine and wood effect flooring.

Landing

Airing cupboard housing water tank and slatted shelving. Access to loft.

Bedroom One

11'4" x 11'1"

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

En-Suite

Double shower cubicle, dual flush low level w/c, pedestal wash hand basin set in a vanity unit, heated towel rail and extractor fan.

Bedroom Two

11'9" x 9'7"

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

Bedroom Three

10'0" x 9'6"

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

Bedroom Four

10'2" x 8'3"

Double glazed window to the front aspect and fitted carpet.

Bathroom

Obscure double glazed window to the side aspect, heated towel rail, white three piece suite comprising of bath with shower over, dual flush WC and pedestal wash hand basin with splashback.

Front Aspect

Beds and borders

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio area, side gated access and cold water tap.

Garage

Up and over door, power, lighting, eaves storage and parking in front of the garage for up to two vehicles.

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 'E' 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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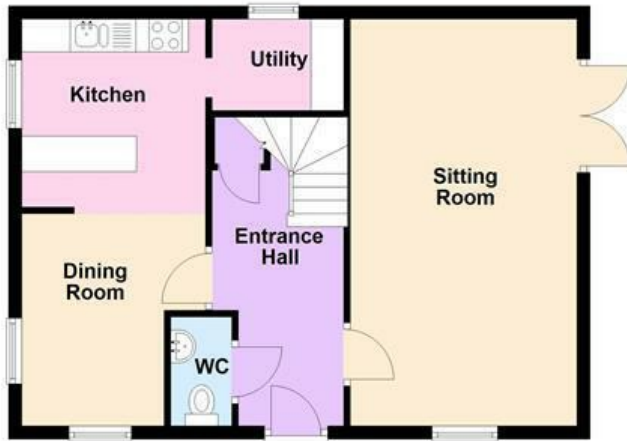
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Council Tax Band

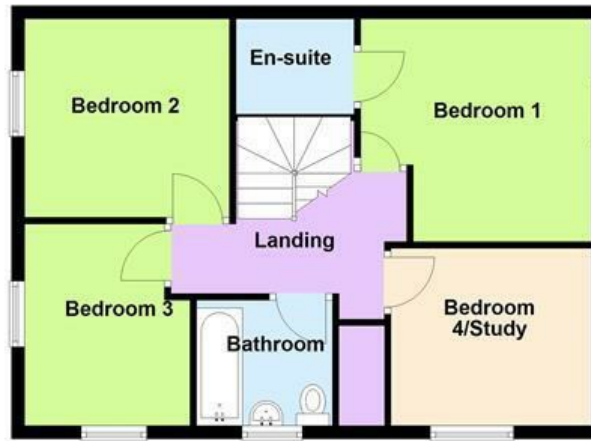
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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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