

ENCLOSED GARDEN
WITH HOME OFFICE



House - Terraced

GREEN LEYS, BADSEY, EVESHAM, WR11 7XE

Asking Price
£245,000

FEATURES

- Three Bedrooms
- Kitchen Island
- Gravelled Driveway
- Council Tax Band - B
- Feature Fire With Log Burner
- Home Office
- Enclosed Garden
- Energy Performance Rating - C



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3 Bedroom House - Terraced located in Evesham

Entrance Hall

Obscure double glazed door, wood effect flooring, stairs to first floor and leads to Kitchen.

Kitchen

13'2" x 18'3"

Double glazed UPVC window to front aspect, single panel radiator, wood effect flooring, range of wall and base units with work surface over, 'Belfast' sink and taps. Filter hood, freestanding range cooker with 5 ring gas hob in kitchen Island, space for fridge/freezer, space for washing machine and tumble dryer.

Sitting Room

13'1" x 11'7"

Double glazed window to rear aspect, fitted carpet, TV point, double panel radiator and feature fire with log burner.

Conservatory/Dining Room

7'2" x 13'9"

Brick construction, single glazed double doors to side aspect, double glazed double sliding doors to rear aspect, single panel radiator and wood effect flooring.

Landing

Obscure double glazed window to side aspect, loft access, wood effect flooring and leads to all rooms.

Bedroom One

10'5" x 10'5"

Double glazed window to rear aspect, fitted wardrobe, single panel radiator and wood effect flooring.

Bedroom Two

9'2" x 12'3"

Double glazed window to front aspect, fitted double wardrobes, single panel radiator and wood effect flooring.

Bedroom Three

8'8" x 8'9"

Double glazed window to front aspect, fitted wardrobe, double panel radiator.

Bathroom

Two obscure double glazed windows to front aspect, low level WC, pedestal wash hand basin with tiled splashback, heated towel rail, separate shower cubicle and wood effect flooring.

Front Aspect

Gravelled with beds and borders.

Rear Aspect

Enclosed garden, beds and borders, patio, rear gated access, home office with power, lighting.

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 'B' 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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Council Tax Band

B

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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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