

FOUR DOUBLE
BEDROOMS



House - Detached

BRETFORTON ROAD, BADSEY, EVESHAM, WR11 7XQ

Asking Price
£650,000

FEATURES

- Four Double Bedrooms
- Two Ensuites
- Gated Private Driveway
- Off Road Parking
- Council Tax Band - G
- Glazed Wooden Doors To All Rooms
- Underfloor Heating Throughout Downstairs
- Solar Panels On Garage
- Built by Cotswold Oak
- Energy Performance Rating - B



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4 Bedroom House - Detached located in Evesham

Porch

Lighting, mat flooring, glazed panels and wooden front door.

Downstairs WC

Boiler within cupboard, obscure double glazed window to side aspect, spotlights, dual flush low level WC, wash hand basin in vanity unit, tiled flooring and underfloor heating.

Sitting Room

15'4" x 14'8"

Two double glazed 'French' doors to rear aspect, double glazed window to side aspect, TV point, underfloor heating and fitted carpet.

Kitchen/Diner

26'3" x 10'6"

Double glazed window to front aspect, double glazed window to rear aspect, double glazed 'French' doors to side aspect, Engineered Oak flooring, underfloor heating, range of wall and base units with work surface over, sink with mixer taps, splashback, spotlights, filter hood, built in electric hob, built in double electric oven, built in dishwasher and built in fridge/freezer.

Utility Room

Double glazed door to rear aspect, spotlights, tiled floor, underfloor heating, extractor fan, range of wall and base units with work surface over, sink with drainer and mixer taps, splashback, space for washing machine and space for tumble dryer.

Dining Hall

20'5" x 16'3"

Double glazed 'French' doors to front aspect, Engineered Oak flooring with underfloor heating and stairs leading to the first floor.

Landing

Double glazed window to front aspect, fitted carpet, single panel radiator and airing cupboard housing a water tank.

Bedroom One

15'4" x 14'8"

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

Ensuite

Obscure double glazed window to side aspect, separate shower cubicle, extractor fan, dual

flush low level WC, pedestal wash hand basin in vanity, tiled splashback, spotlights, heated towel rail, standard bath, fitted carpet, shaver point and light.

Bedroom Two

10'8" x 9'6"

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

Bedroom Two Ensuite

Double glazed window to rear aspect, separate shower cubicle, tiled flooring, wash hand basin in vanity, dual flush WC, shaver point, spotlights and extractor fan.

Bedroom Three

11'8" x 10'7"

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

Bedroom Four

10'6" x 8'7"

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

Bathroom

Obscure double glazed window to side aspect, three piece suite comprising of dual flush WC, wash hand basin in vanity with splashback and standard bath. Single panel radiator, tiled flooring, spotlights, extractor fan, shaver point and light.

Rear Aspect

Good sized enclosed garden, laid to lawn, beds and borders, patio, side gated access, courtesy lighting, cold water tap and greenhouse with cedar wood frame.

Front Aspect

Automatic courtesy lighting, blocked paved driveway, lawn, beds and borders, gravelled area, off road parking for multiple vehicles and path leading to front door.

Garage

20'7" x 10'8"

Solar panels on the garage roof, up and over door, power and 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

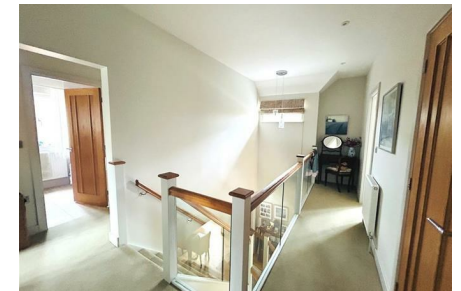
Currently tax band 'G' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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 - G

Energy Performance Rating - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(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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