

COUNTRYSIDE VIEWS



House - Detached

MAPLE HOUSE, BRETFFORTON ROAD BADSEY, EVESHAM WR11 7XQ

Asking Price

£410,000

FEATURES

- **** SALE AGREED **** Detached Family Home
- Three Double Bedrooms
- Modern Kitchen Appliances
- Conservatory
- Council Tax Band - E
- Four Bedrooms
- Ensuite Shower Room To Master
- Utility Room
- Stunning Countryside Views From Garden
- Energy Performance Rating - C



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4 Bedroom House - Detached located in Evesham

Entrance Hall

Obscure double glazed front door with side panels, single panel radiator, wood effect flooring and stairs leading to the first floor. Leads to the W/C

W/C

Obscure double glazed window to the front aspect, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, single panel radiator and wood effect flooring.

Utility

5'9" x 5'8"

Double glazed window to the side aspect, range of wall and base units with worktop over, space and plumbing for a washing machine, space for a tumble dryer and wood effect flooring.

Sitting Room

16'8" x 11'3"

Double glazed sliding doors to the rear aspect, fitted carpet, electric feature fire and spot lights. Leads to the Conservatory.

Conservatory

11'9" x 10'8"

Brick and double glazed construction, double glazed 'French' doors, wall mounted heater and fitted carpet.

Dining Room

12'3" x 11'9"

Double glazed door to the side aspect, double glazed window to the side aspect and vinyl flooring.

Kitchen

9'8" x 8'8"

Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, tiled splash back, built in gas hob with filter hood over, built in double electric oven. space and plumbing for a dishwasher and vinyl flooring.

Landing

Obscure double glazed window to the side aspect, access to a part boarded loft via ladder with light and airing cupboard with wall mounted boiler and slatted shelving. Fitted carpet. Leads to all Bedrooms and Bathroom.

Master Bedroom

11'4" x 10'9"

Double glazed window to the rear aspect, triple fitted wardrobes, and fitted carpet. Leads to the En-Suite.

Ensuite Shower Room

Obscure double glazed window to the side aspect, shower cubicle, sensor flush low level w/c, wash hand basin set into a vanity unit, heated towel rail, wood effect flooring, spot lights and extractor fan.

Bedroom Two

13'0" x 9'4"

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

Bedroom Three

10'9" x 8'0"

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

Bedroom Four

12'3" x 6'3"

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

Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, pedestal wash hand basin, tiled splash back, heated towel rail and wood effect flooring.

Garage

With up and over door, power and lighting.

Front Aspect

Driveway providing off road parking for multiple vehicles, EV charging point, patio area leading to the front door and beds and borders.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, decked area, side gated access, courtesy lighting, outside cold water tap and workshop with power and lighting.

Garden Room/Office

With 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 '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

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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 = E

Energy Rating = C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(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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