

THREE BEDROOMS



House - Detached

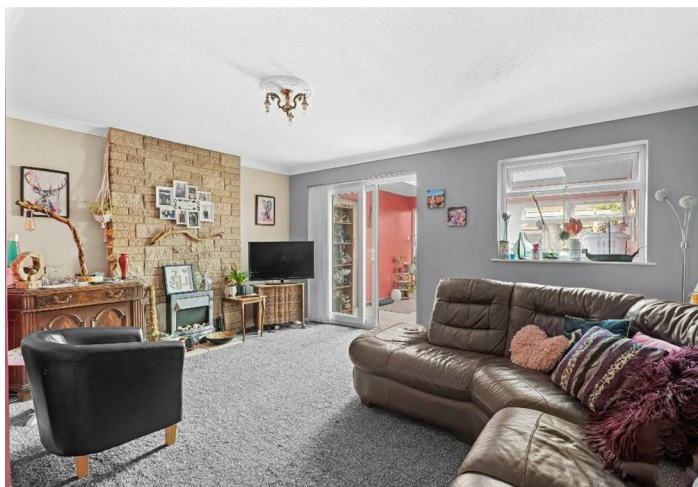
BADSEY LANE, EVESHAM, WR11 3EZ

Asking Price

£300,000

FEATURES

- Detached
- Sunroom With Lantern Roof
- Sitting Room
- Garage
- Council Tax Band - C
- Three Bedrooms
- Dining Room
- Off Road Parking
- Enclosed Garden
- Energy Performance Rating - C



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3 Bedroom House - Detached located in Evesham

Entrance Hall

UPVC double glazed door to side aspect, single panel radiator and stairs to first floor.

Sitting Room

11'4" x 15'1"

UPVC double glazed sliding doors to conservatory, UPVC double glazed window to rear aspect, fitted carpet, double panel radiator and electric feature fire with brick surround.

Conservatory

11'1" x 13'3"

UPVC double glazed windows and doors to rear aspect, lantern sunroof, single panel radiator and side access to driveway.

Dining Room

11'1" x 7'8"

UPVC double glazed window to front aspect, single panel radiator and wood effect flooring.

Kitchen

11'1" x 7'1"

UPVC double glazed window to front aspect, range of wall and base units with work surface over, sink with drainer and mixer tap. Space for washing machine, space for dishwasher, built in electric oven, built in 4 ring gas hob with filter hood over, wall mounted 'Worcester' boiler and pantry with door leading to Sitting Room.

Landing

Loft hatch (not boarded & no ladder) and fitted carpet. Leads to all Bedrooms and Bathroom.

Bedroom One

11'3" x 15'4"

Two UPVC double glazed windows to front aspect, single panel radiator and fitted carpet.

Bedroom Two

8'1" x 11'

UPVC double glazed window to rear aspect, single panel radiator and fitted carpet.

Bedroom Three

6'4" x 11'4"

UPVC double glazed window to rear aspect, single panel radiator and fitted carpet.

Bathroom

UPVC obscure double glazed window to side aspect, L shaped bath with middle taps, electric shower over, low level flush WC, pedestal wash hand basin and airing cupboard with storage.

Garden

Low maintenance garden with patio and decking.

Front Aspect

Block paved driveway accommodating off road parking for up to 3 vehicles and courtesy 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

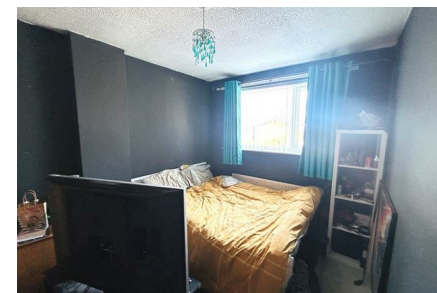
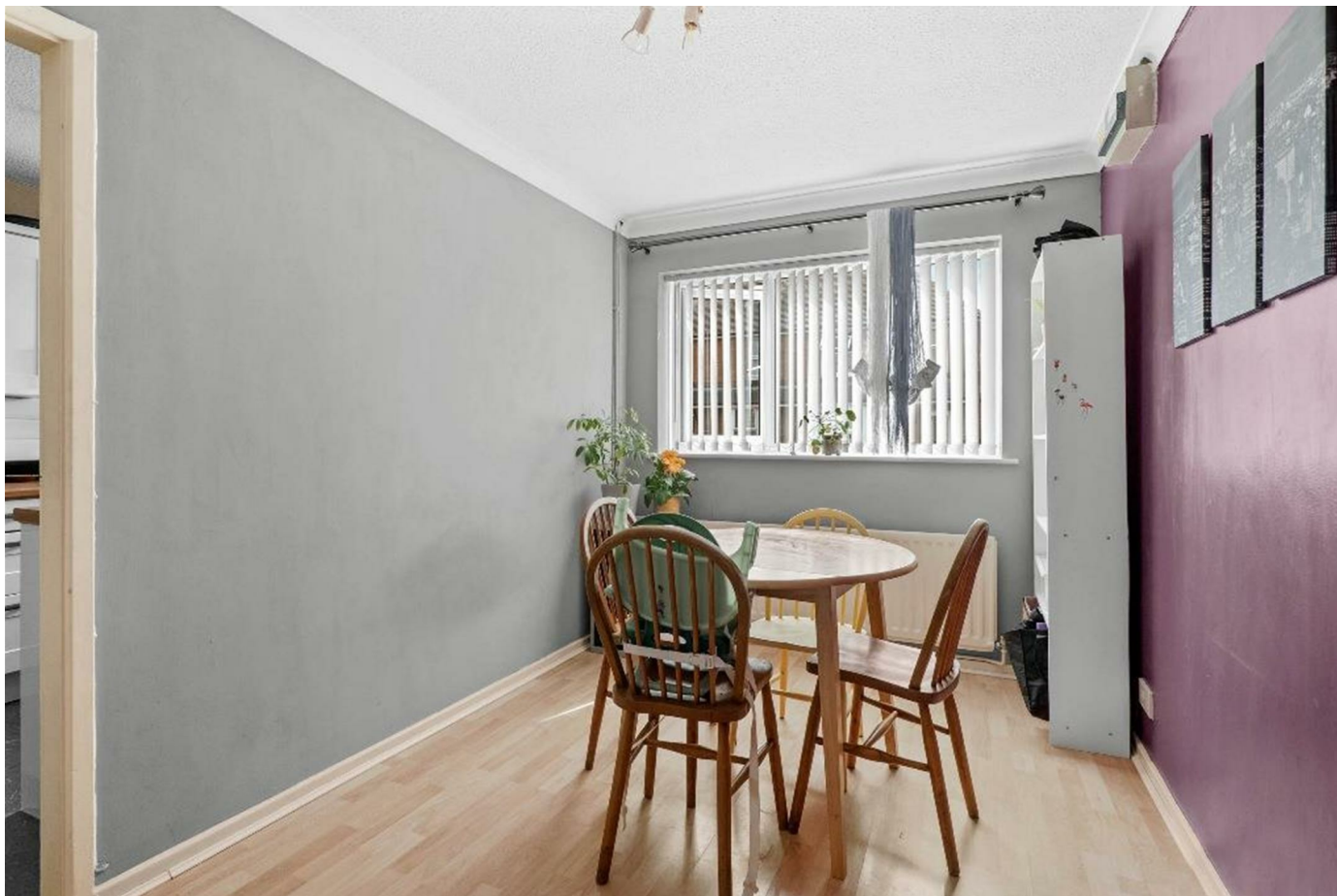
Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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



Call us on

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Council Tax Band = C

Energy Rating = C

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Ground Floor



First Floor



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