

BEAUTIFULLY  
PRESENTED



House - Semi-Detached

# BADSEY LANE, EVESHAM, WR11 3EZ

Asking Price  
**£299,950**

## FEATURES

- Well Presented
- Semi-Detached House
- Kitchen/Diner
- Council Tax Band - C
- Three Bedrooms
- Downstairs W/C
- Gated Front Aspect
- Energy Performance Rating - D



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# 3 Bedroom House - Semi-Detached located in Evesham

## Entrance Hallway

Obscure door to the front aspect, double glazed window to the front aspect, single panel radiator, quarry tiled flooring and stairs leading to the first floor.

## Sitting Room

16'4" x 11'8"

Double glazed window to the rear aspect, double glazed window to the front aspect, TV point, wooden flooring, double panel radiator, picture rails, fitted storage and capped off gas point.

## Kitchen/Diner

16'4" x 12'3"

Double glazed window to the front aspect, double glazed window to the side aspect, double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in ceramic hob with extractor fan over, built in double electric oven, built in dishwasher, space for a fridge/freezer, breakfast bar, double panel radiator, 'Karndean' flooring, built in window seat, understairs pantry and spot lights. Leads to the Utility

## Utility

11'5" x 9'9"

Obscure door to the front aspect, double glazed window to the side aspect, door to the side aspect, fitted storage, sink, drainer, mixer tap, space and plumbing for a washing machine, space for a tumble dryer and wall mounted boiler. Leads to the W/C

## Downstairs W/C

Obscure window to the rear aspect and low level w/c.

## Landing

Access to loft. Fitted carpets. Leads to All Bedrooms and Shower Room.

## Bedroom One

11'8" x 8'8"

Double glazed window to the front aspect, fitted wardrobe over the stairs, single panel radiator, TV point, picture rails and fitted carpet. Leads to the Walk-in Wardrobe

## Walk-in Wardrobe

7'0" x 4'2"

Double glazed window to the side aspect, double fitted wardrobes and fitted carpet.

## Bedroom Two

10'1" x 8'2"

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

## Bedroom Three

8'7" x 7'8"

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

## Shower Room

Obscure double glazed window to the rear aspect, white three piece suite comprising of double shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, heated towel rail, tiled floor and extractor fan.

## Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, outside cold water tap, shed, Pergola and additional hardstanding for Shed/Kennel or Aviary.

## Front Aspect

Gated aspect with beds and borders, path leading to the side door, storm porch 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



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Council Tax Band - C

**Energy Performance Rating - TBC**

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Ground Floor



First Floor



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>61</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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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