

VILLAGE LOCATION



House - Semi-Detached

# 55 HORSEBRIDGE AVENUE, BADSEY, EVESHAM, WR11 7XD

Asking Price

£359,950

## FEATURES

- Village Location
- Modern Kitchen
- Village amenities
- Council Tax band - B
- Semi Detached property
- Larger than average garden
- Garage conversion
- EPC - TBC



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# 3 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscured double glazed door, double panel radiator, fitted carpet, stairs leading to first floor, leads onto sitting and dining room.

## Sitting Room

12'8 x 21

Double glazed window to front aspect, double glazed sliding door to rear aspect, Tv point, sky point, fitted carpet, single panel radiator, leads onto kitchen.

## Kitchen

15 x 12

Double glazed window to rear and side aspect, tiled floor, 1 1/2 bowl sink, tiled splash back, filter hood, built in gas hob, space for washing machine, dish washer, fridge freezer and cooker. waste disposal unit built into sink.

## Utility / Down stairs W/C

Tiled floor, single panelled electric radiator, space for washing machine and tumble dryer.

## Conservatory

10'2 x 18

double glazed door to side aspect, tiled floor leads onto garden.

## Landing

Obscured double glazed window to side aspect, loft access with a light, fitted carpet.

## Bedroom One

12'10 x 10'7

Double glazed window to rear aspect, fitted double wardrobe, single panelled radiator, fitted carpet.

## Bedroom Two

10 x 11

Doubled glazed window to front aspect, fitted double wardrobe, single panelled radiator, fitted carpet.

## Bedroom Three

7 x 10'7

Double glazed window to rear aspect, double panelled radiator, fitted carpet.

## Bathroom

6'6 x 6'7

Obscured double glazed window to front aspect, three piece white suite, low level W/C, wash hand basin, heated towel rail, laminate flooring, standard bath with shower over, spot lights, extractor fan.

## Rear Aspect

Enclosed garden, laid to lawn, gravelled area, cold water tap, shed.

## Front Aspect

Lawn, courtesy lighting, storm porch, off road parking

## Reception Room / Gym Room

Laminate floor, lighting and power, sink.

## Garage

Double doors, power, lighting, parking in front of garage.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## 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

#### 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.



Call us on

01386 257180

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[www.avonestates.net](http://www.avonestates.net)

Council Tax Band

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Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</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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