



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

13 Seward Road,
Badsey,
Evesham,
Worcestershire,
WR11 7HQ

For Sale

Price £395,000



**A GREATLY IMPROVED AND EXTENDED THREE/FOUR
BEDROOM SEMI-DETACHED FAMILY HOME WITH
GARAGE AND STOREROOM, GOOD SIZED GARDEN, OFF
ROAD PARKING, SET IN POPULAR RESIDENTIAL AREA.**

**Entrance Hallway, Cloakroom, Office/Bedroom Four, Front
Lounge, Living Room/Dining Room, Extended Fitted Kitchen,
Three Good Sized Bedrooms, Bathroom, Detached Garage, Rear
Store, Enclosed Rear Garden, All Main Services.**

EPC: D (68)

COUNCIL TAX BAND: C

Residential Sales Particulars

13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Situation

Number 13 has been subject to much improvement in enhancing the living accommodation with thumb latch interior timber doors and engineered oak floor coverings, double glazing and an extended fitted kitchen, which leads through double doors to the back garden. The study is flexible enough to be a ground floor single bedroom, with a cloak room across the hall. There is front lounge, which takes the afternoon light and the living room/dining room is more a good-sized dayroom, which has bifold doors also leading out onto the decking and outside leisure area adjacent to the back of the property. The extended kitchen from the dining area is modern and has integral white goods and a range cooker.

On the first floor, the landing has good natural light from the side window, there are three good sized bedrooms and a bathroom with integral airing cupboard/boiler cupboard, there is shower over the bath and opaque glazed window for light.

Outside the property, there is ample off-road parking to the front and a detached garage which has a further storeroom behind. The garden is quite adventurous with raised decking from the house, giving an extension from the dining room through bifold doors to the sitting area or al fresco entertaining. There is neat paving beyond and space for a hot tub. The garden then extends on with lawn to a children's play area, with tree house and room for climbing frame.

At the bottom of the garden, there is a enclosure suitable for a veggie patch and composting. The house is well presented and situated in this popular area.

Bomford & Coffey provides accompanying viewings for perspective purchasers, and this property will offer a great deal as a family house.

The village of Badsey has an active community and supports a range of local amenities to include a primary school and a number of shops, there are public houses and sports clubs, including cricket and football. Badsey has a rural lifestyle and date back to the 12 century. The nearby town of Evesham provides medical surgeries and library and High Street shopping, together with onward educational facilities.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

All rights reserved © Author retains all legal rights to their work and no one else can reproduce, distribute, or create derivative works without permission

13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Property Comprises

Recessed Entrance with lantern light, UPVC front door with opaque glazed panels into

Hallway with engineered oak floor covering, covered radiator, pendant light. Cottagey light oak doors with thumb latches. Useful under stair storage cupboard.



Cloak Room concealed unit low flash WC, pedestal hand wash basin with tiled splashback, period style radiator and pendant light. Ceramic floor covering.



13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Office / Bedroom Four

measuring approximately 9'4" x 7'7" (2.86m x 2.34m) with dual aspect windows, venetian blinds, panelled radiator and multi socket power points. Oak floor covering.



Front Lounge

measuring approximately 10'8" x 12'2" (3.29m x 3.71m) with UPVC windows with venetian blinds, panelled radiator and oak floor covering. Feature, log effect electric fire, multi socket power points and central pendant light.



13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Living Room / Dining Room measuring approximately 10'8" x 17' (3.29m x 5.18m) with oak floor covering, open fireplace with chimney breast and exposed timber beam over marble hearth (not in use). Multi socket power points, pendant lights and bi-fold doors into the rear garden. Into



13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Fitted Kitchen

measuring overall approximately 8'9" x 16'6" (2.71m x 5.05m) with range of fitted kitchen units comprising timber work top surfaces, drawers and storage cupboards under. Porcelain sink unit with mixer tap. Plumbed in dishwasher and washing machine. Stoves range cooker with tiled splashback and extractor hood over. Decorative timber beam. Wall mounted storage cupboards and shelving. Timber bench seat with storage cupboards under and low-level electric blow heater. Inset ceiling lights, ample multi socket points. Attractive oak floor covering. Side elevation windows with venetian blinds, fully glazed double doors leading out to rear.



From the hallway, split level stairway leads up to first floor landing with side elevation opaque glazed window having venetian blind (giving good natural light).

Landing

with banister rails, pendant light and access hatch to roof void.

Bedroom One

with further thumb latch door, measuring approximately 10'8" x 10'9" (3.29m x 3.32m) having fitted wardrobe cupboards, pendant light and power points. Front elevation dormer window with full length venetian blinds. Panelled radiator.

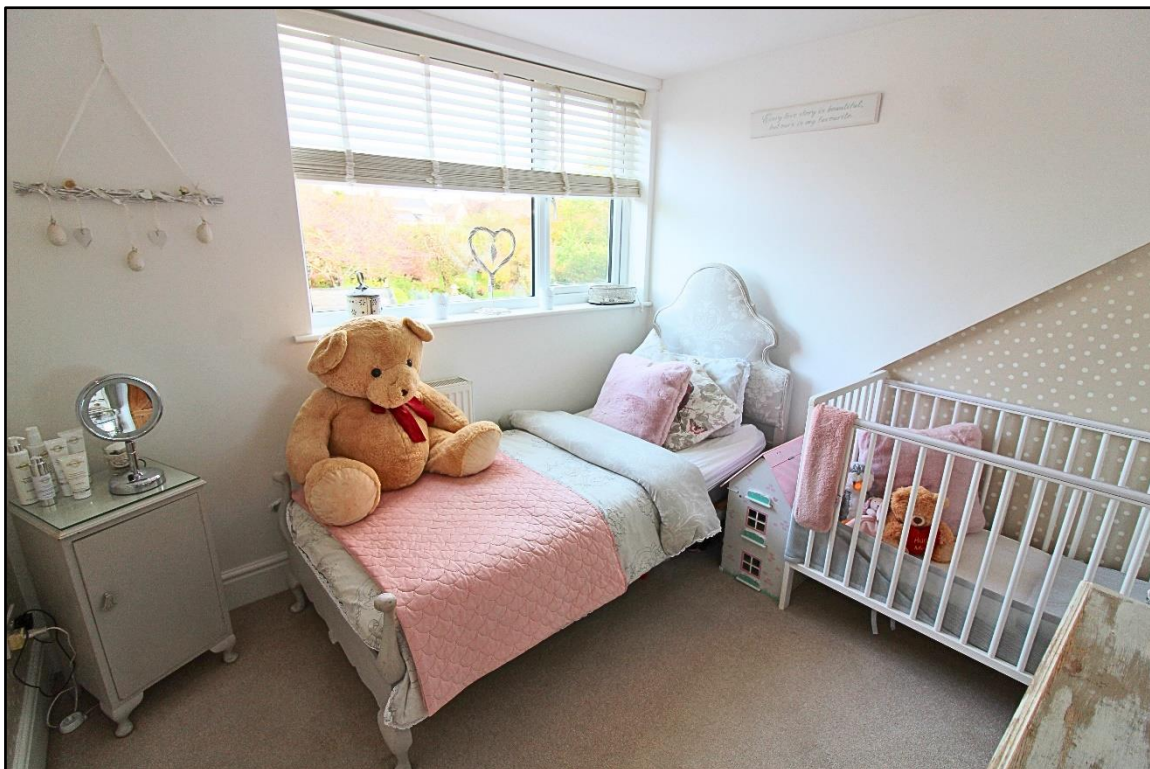


13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Bedroom Two measuring approximately 13' 10" x 10' 7" (3.99m x 3.26m) rear elevation window with venetian blinds, panelled radiator, pendant light and power points.



Bedroom Three measuring approximately 9' 3" x 8' 7" (2.83m x 2.65m) rear elevation window having venetian blind, panelled radiator, light and power points.



13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Bathroom

comprising panelled bath with tiled surround, Mira electric shower over with shower head on wall bracket and shower curtain on rail. Pedestal hand wash basin, low flush WC. Dado rail and panelled radiator, ceiling light and front elevation opaque glazed window. Within the bathroom there is airing cupboard, housing Glow Worm gas central heating boiler, 24-hour time control, slatted shelving.



Outside Property

Detached Garage with up and over door with measuring internally 10'9" x 8'3" (3.32m x 2.52m). there is internal dividing partition to make a utility room at the back of the garage with further measurement of 8'3" x 5'10" (2.52m x 1.55m). There are work top surfaces, space for fridge and tumble dryer, ceiling light, side courtesy stable door to this building. There is further storeroom attached to the back of the garage, measuring overall 12' x 7' (3.65m x 2.13m) connected to power with side window.

Rear Garden – adjacent to the back of the house, there is decking providing a sitting area for al-fresco purposes. Beyond there is attractive paved area, suitable for hot tub. There is outside sensor light, and raised border, with bay tree and roses. This adventurous garden provides lawn, followed by children's play area and timber garden store, followed by an enclosed area with mature boarder, providing a vegetable patch and compost area through timber archway.



13 Seward Road, Badsey, Evesham, Worcestershire WR11 7HQ

Off the driveway, there is gated access to the rear. There is ample off-road parking and frontage.

Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

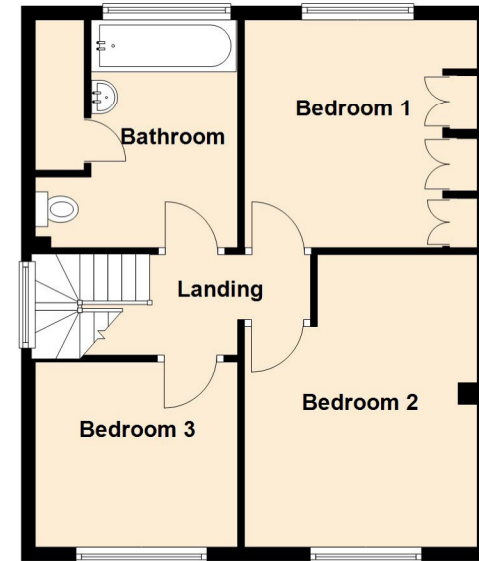
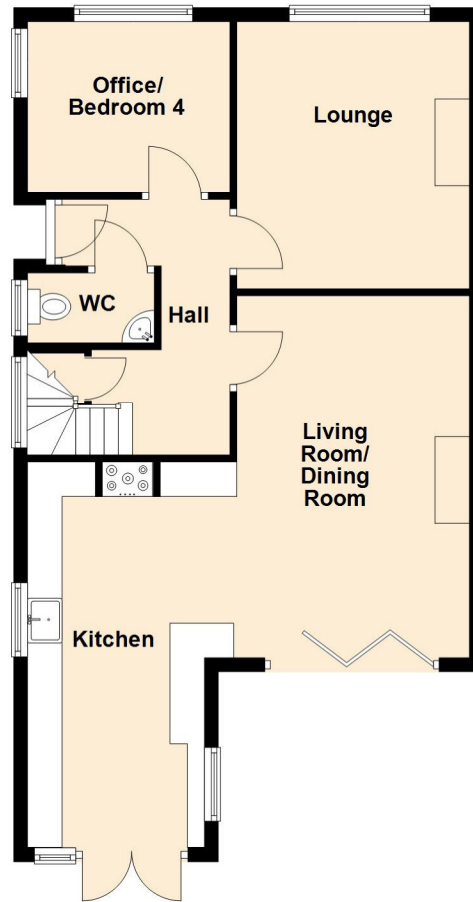
Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Perschore
WR10 1PT Telephone 01386 565000

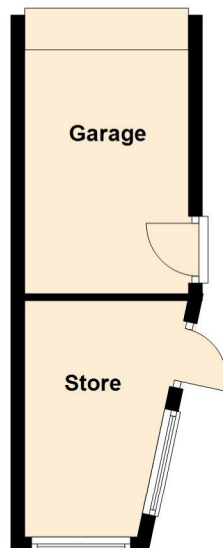
Council Tax: Band C



Ground Floor
Approx. 81.6 sq. metres (878.5 sq. feet)



First Floor
Approx. 49.0 sq. metres (527.6 sq. feet)



Total area: approx. 130.6 sq. metres (1406.1 sq. feet)