

VILLAGE LOCATION



House - End Terrace

GREEN LEYS, BADSEY, EVESHAM, WR11 7XE

Asking Price
£200,000

FEATURES

- Village Location
- Two Double Bedrooms
- Gardens to Front and Rear
- Off Road Parking for Two Vehicles
- End of Terrace Home
- Two Good Sized Reception Rooms
- Sun Room
- Council Tax Band = B.
Energy Rating = D



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2 Bedroom House - End Terrace located in Evesham

Entrance Hallway

Front door, double glazed window to the side aspect, single panel radiator, storage cupboard and fitted carpet. Leads to the Sitting Room and Dining Room

Sitting Room

11'0" x 9'8"

Three double glazed window to the side aspect, single panel radiator, electric feature fire and fitted carpet.

Kitchen

8'4" x 8'4"

Double glazed window to the front aspect, double glazed window to the rear aspect, double glazed door to the rear aspect, range of base units with worktop over, ceramic sink, drainer, mixer tap, tiled splash back, space and plumbing for a washing machine, space for a fridge/freezer and space for a cooker.

Dining Room

16'2" x 11'6"

Double glazed window to the front aspect, double glazed window to the side aspect, double panel radiator and gas feature fireplace.

Sun Room

8'4" x 5'9"

Double glazed window to the front aspect, double glazed window to the side aspect and double glazed sliding door to the side aspect.

Landing

Double glazed window to the front aspect, fitted carpet and airing cupboard with slatted shelving and wall mounted Worcester boiler.

Bedroom One

11'0" x 10'4"

Double glazed window to the side aspect, fitted wardrobes, single panel radiator and wood effect flooring.

Bedroom Two

10'9" x 10'5"

Two double glazed windows to the side aspect, single panel radiator, wood effect flooring and access to loft.

Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of walk in bath with shower over, dual flush w/c and pedestal wash hand basin. Fully tiled.

Rear Aspect

Enclosed rear garden patio area and side gated access.

Side/Front Aspect

Lawn with beds and borders to the side and off road parking for two vehicles.

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 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

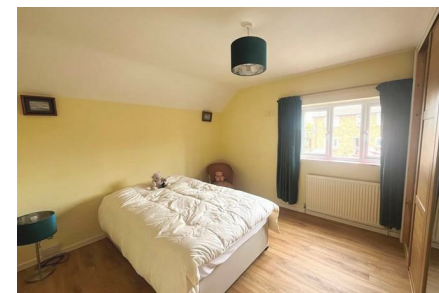
Anti Money Laundering

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

01386 257180

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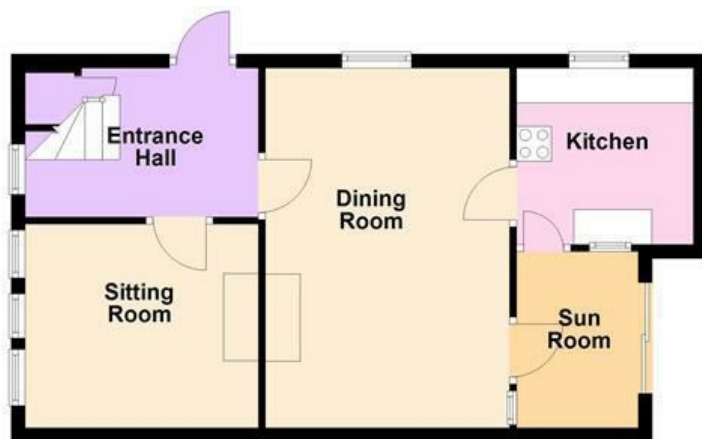
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Council Tax Band - B

Energy Performance Rating - D

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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