



# Leggett & James

The Vale of Evesham Property Experts



## Badsey Road

Evesham, Worcestershire, WR11 3DT

Asking Price £230,000



\*\*\*CHAIN FREE TWO DOUBLE BEDROOM HOME WITH GARAGE & OFF ROAD PARKING TO THE REAR\*\*\*

This charming two double bedroom home is offered to the market with NO ONWARD CHAIN. The property boasts a spacious and sociable lounge/diner, two double bedrooms and a garage and off road parking space to the rear.



## The Property

As you approach the property you will find access to the left hand side leading around to the garage and off road parking space in front of the garage.

The ground floor comprises: entrance hall, kitchen, ground floor WC, lounge/diner, rear porch.

The first floor comprises: first floor landing, two double bedrooms, bathroom.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Freehold  
Council Tax band - C

## Entrance Hall

The welcoming entrance hall makes a great first impression for the home, with a door offering access to the kitchen and stairs rising to the first floor.

## Kitchen 11'1 x 9'0 (3.38m x 2.74m)

The light and airy kitchen has dual aspect double glazed windows to the both the front and side aspects. The kitchen comprises of a range of wall & base units, integrated oven & hob, sink with drainer and space for a fridge/freezer, washing machine and tumble dryer.

## Ground Floor WC 7'7 x 3'3 (2.31m x 0.99m)

The useful ground floor WC has a double glazed window to the side aspect. The suite comprises of a low level WC and hand wash basin.

## Lounge/Diner 17'5 x 14'3 (5.31m x 4.34m)

The spacious lounge/diner is the real heart of this home, a perfect place to relax and unwind with some lovely character features. The room has a double glazed window to the side aspect, double glazed patio doors to the rear opening into the garden and a door to the side aspect leading into the rear porch. There is also a useful under stairs storage cupboard.

## Rear Porch 3'4 x 1'7 (1.02m x 0.48m)

A handy alternative entrance to the home. The rear porch has double glazed double doors leading to the exterior of the home.

## First Floor Landing

The first floor landing has doors opening into both double bedrooms and the bathroom. You will also find a useful storage cupboard.

## Bedroom One 11'11 x 11'10 (3.63m x 3.61m)

Double bedroom with double glazed window to the rear aspect and useful built in wardrobe.

## Bedroom Two 10'1 x 8'4 (3.07m x 2.54m)

Double bedroom with dual aspect windows to the front and side aspects.

## Bathroom 6'11 x 5'9 (2.11m x 1.75m)

The bathroom has a 'Velux' style window to the front aspect. The suite comprises of a low level WC, hand wash basin and bath with shower attachment.

## Garage 15'11 x 9'1 (4.85m x 2.77m)

The useful garage has has a traditional 'up and over' style garage door to the front aspect.

## Outside

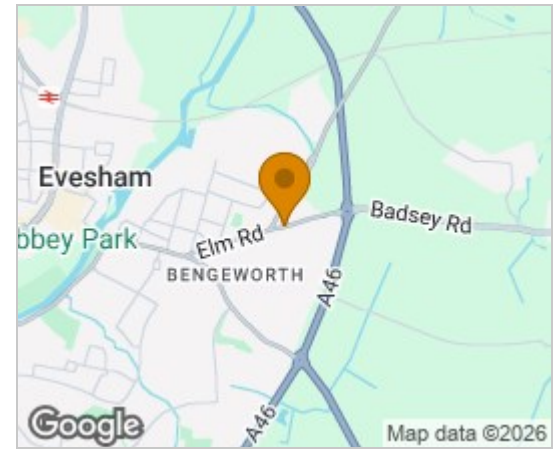
Upon arrival at the property you will find access to the left hand side leading around to the garage and off road parking space in front of the garage.

To the rear of the property is a well maintained, low maintenance courtyard garden.

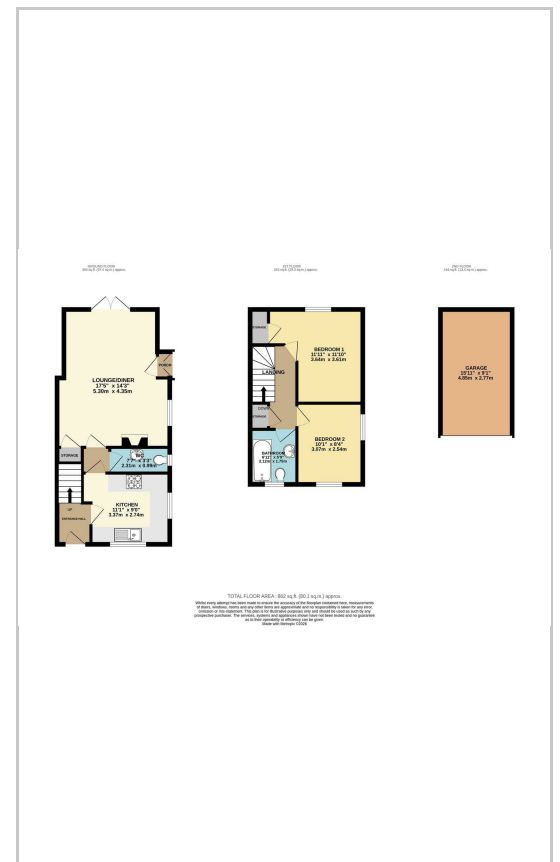
## Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

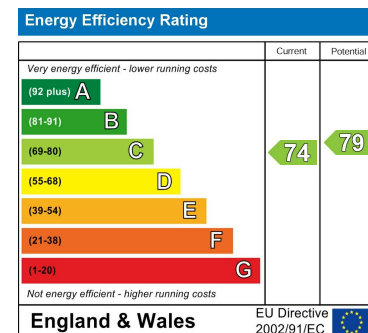
## Area Map



## Floor Plans



## Energy Efficiency Graph



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