

SOUTH FACING GARDEN



House - Semi-Detached

# BADSEY LANE, EVESHAM, WR11 3EX

Asking Price  
**£350,000**

## FEATURES

- Four Bedrooms
- South Facing Garden in excess of 50ft
- Top of the Chain Complete
- Two Reception Rooms
- Badsey Lane
- Garage
- Workshop with power, light and own consumer unit.
- Off Road parking for Three Vehicles
- Additional Downstairs WC
- Council Tax Band = C, EPC = D



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# 4 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

14' x 5'6"

Double glazed front door, two double glazed windows to front aspect, double panel radiator, oak internal doors, wood effect flooring, stairs to first floor, storage under stairs, leads to WC, Sitting Room & Kitchen.

## Downstairs WC

Dual flush low level WC, wash hand basin with splashback, vinyl flooring and extractor fan.

## Kitchen

7'7" x 14'5"

Two double glazed windows to rear aspect, double glazed door to rear aspect, vinyl flooring, a range of wall and base units with Oak work surface over, 'Belfast' style sink and mixer taps. Spot lights, filter hood, built in induction hob, built in double electric ovens, built in dishwasher and built in fridge. Leads to Dining Room & Garage.

## Dining Room

11'4" x 11'1"

Two double glazed windows to the rear aspect, double glazed 'French' doors to rear aspect, double panel radiator, wood effect flooring and opens to Sitting Room.

## Sitting Room

11'4" x 11'1"

Double glazed bay window to front aspect, TV point, wood effect flooring and multi fuel burner with oak mantel.

## Landing

Obscure double glazed window to side aspect, fitted carpet and stairs leading to second floor. Leads to Bedrooms One, Three, Four & Bathroom.

## Bedroom One

12'9" x 11'1"

Double glazed bay window to front aspect, fitted double wardrobes, single panel radiator, telephone point, TV point and fitted carpet.

## Bedroom Three

8'2" x 9'9"

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

## Bedroom Four

7'9" x 5'9"

Double glazed window to front aspect, single panel radiator, fitted carpet and fitted bookcase.

## Bathroom

Obscure double glazed window to rear aspect, three piece white suite comprising of 'P' shaped bath with shower over, dual flush WC, wash hand basin with splash back and storage underneath. Wood effect flooring and spotlights.

## Bedroom Two

12'3" x 10'8"

Double glazed 'Velux' rooflight to front and side aspects, double glazed window to rear aspect. Two single panel radiators, spotlights, newly fitted carpet and eaves storage.

## Rear Aspect

South facing enclosed garden, laid to lawn, beds and borders, two tier patio and cold water tap. Workshop (16'x 8') with power and lighting, children's play area, kitchen garden and double power point.

## Front Aspect

Block paved driveway providing off road parking for 3 vehicles, courtesy lighting, storm porch with log storage.

## Garage

Double doors, power, lighting, utility area, plumbing for washing machine, space for a tumble dryer and space for fridge/freezer.

## 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

#### Declaration

Declaration Agent's Note: Estate Agents Act (1979) Declaration of Interest. The Vendor of this property is an associate of an Estate Agent within the meaning of the Estate Agents Act and the declaration to that effect is hereby made in accordance within Section 21 of that Act.

#### Situation Evesham

Evesham is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon, and within easy reach of the Cotswolds, The Malvern Hills and the Forest of Dean. For more information on the town and its services visit [www.eveshamtown.co.uk](http://www.eveshamtown.co.uk) Evesham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London and Paddington, via Oxford and Reading, and with journey times of less than two hours. With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce, with many local pubs and restaurants making the most of locally sourced high quality produce.



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Council Tax Band - C

D



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