



# Leggett & James

The Vale of Evesham Property Experts



## Badsey Road

Evesham, WR11 3DT

Asking Price £220,000



\*\*\*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**

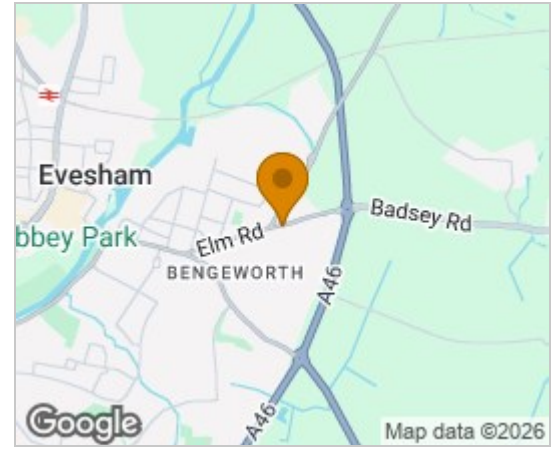
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property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

**Digital Photography Disclaimer**

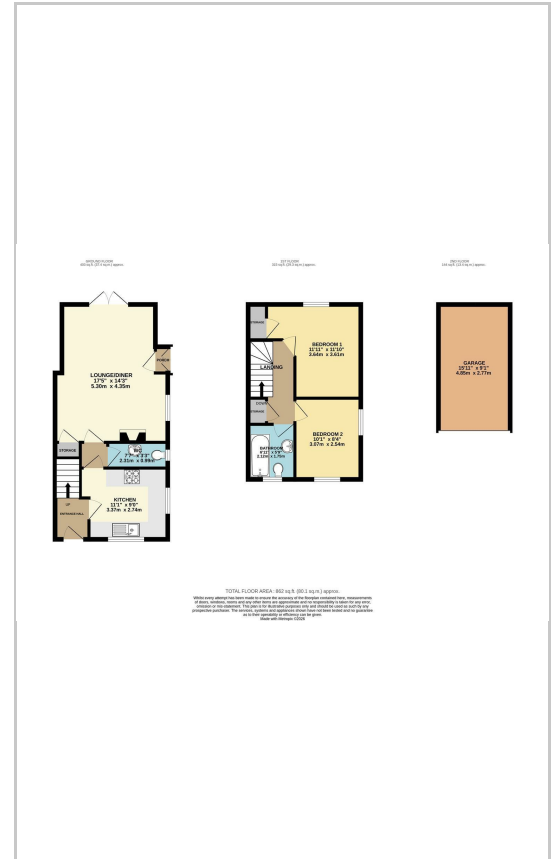
"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

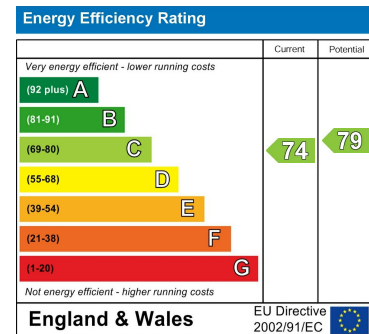
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.