

House - Detached

NO ONWARD CHAIN



**BANKS ROAD,  
BADSEY,  
EVESHAM  
WR11 7TB**

Asking Price

**£380,000**

#### FEATURES

- No Onward Chain
- Four Bedrooms
- Air Conditioning and En-Suite to Master Bedroom
- Smart Meters for Gas & Electric
- Smart Heating From Hive (Mobile App Controlled)
- External Motion Sensor Lighting Front & Back
- Privacy Screen on all Front of House Windows
- Garage & Off Road Parking
- Council Tax Band - E
- Energy Performance Rating - B



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# 4 Bedroom House - Detached located in Evesham

## Entrance Hallway

Storm porch, door to the front aspect and outside sensor security lighting.

## Cloakroom

Obscure double glazed window to the front aspect, low level w/c, pedestal wash hand basin, tiled surround, wood effect flooring and single panel radiator.

## Kitchen/Breakfast Room

15'0 x 13'2"

Two double glazed windows to the front aspect, range of modern wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, gas hob with filter hood over, electric oven, built in dishwasher, built in washing machine, built in fridge/freezer, space for table, USB sockets, and wood effect flooring.

## Lounge/Diner

26'7" x 11'8"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect leading to the garden, built in TV wall unit with storage, wood effect flooring and double panel radiator.

## Landing

Leads to all Bedrooms and Bathroom.

## Master Bedroom

13'8" x 8'10"

Double glazed window to the rear aspect, double fitted wardrobes, Air Con within 7 year warranty cover, single panel radiator and fitted carpets. Leads to the En-Suite

## En-Suite

Shower cubicle, low level w/c, pedestal wash hand basin, tiled floor and heated towel rail.

## Bedroom Two

12'7" x 9'10"

Double glazed window to the rear aspect, double fitted wardrobes, fitted carpet and single panel radiator.

## Bedroom Three

15'8" x 8'1"

Two double glazed window to the front aspect, fitted carpet and single panel radiator.

## Bedroom Four

10'7" x 8'1"

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

## Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, tiled splash back, tiled floor and heated towel rail.

## Rear Aspect

Enclosed fenced rear garden laid mainly to lawn with slabbed patio area, external weatherproof power sockets and outside sensor security lighting. Three of the fences are owned by the homeowner.

## Garage

With up and over door, power sockets.

## Front Aspect

Drive leading to the garage providing off road parking for two cars and outside sensor security lighting.

## 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 'E' 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.

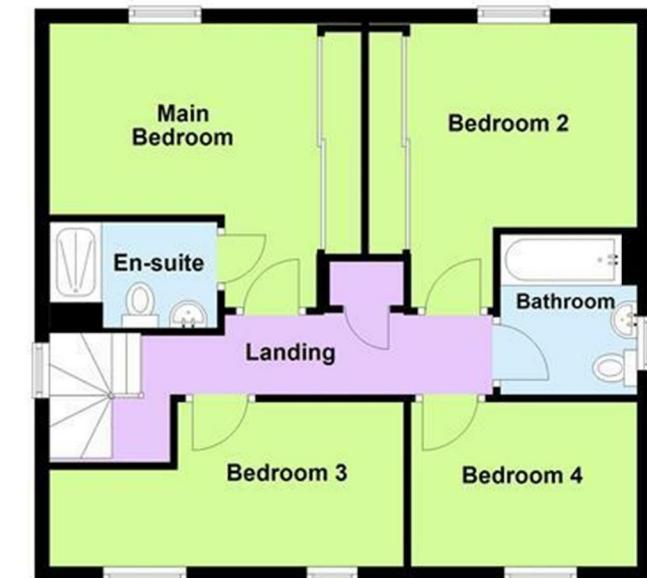
## NB

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

Ground Floor



First Floor



Call us on

**01386 257180**

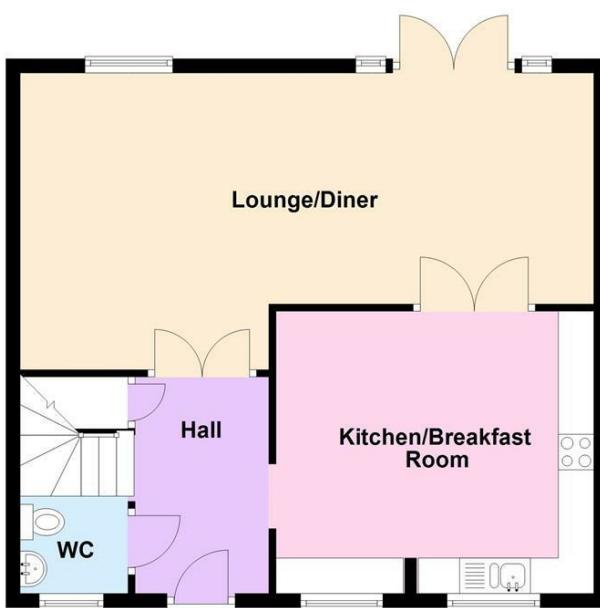
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

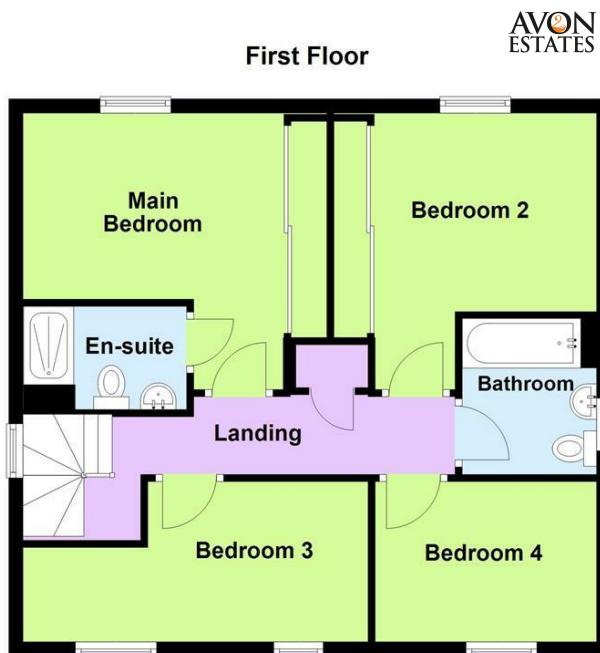
Council Tax Band = E

**Energy Rating = B**

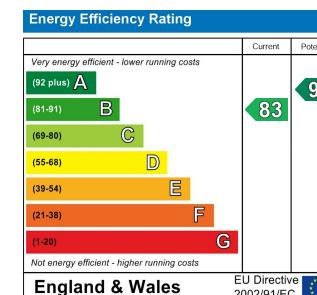
**Ground Floor**



**First Floor**



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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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