

WELL PRESENTED



House - Semi-Detached

SYNEHURST CRESCENT BADSEY WR11 7XX

Asking Price

£267,500

FEATURES

- Two Good Sized Bedrooms
- Large Rear Garden
- Off Road Parking For Two Vehicles
- Conservatory
- Semi-Detached
- Village Location
- Council Tax Band = B
- Energy Rating = D



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2 Bedroom Semi-Detached House Located in Badsey

Porch

Obscure double glazed door to the front aspect, two double glazed window tot he side aspect and wood effect flooring. Leads to the Hallway

Hallway

Obscure double glazed door, single panel radiator, wood effect flooring and stairs leading to the first floor. Drop latch door leading to the Sitting Room

Sitting Room

14'4" x 12'5"

Double glazed window to the front aspect, single panel radiator, wood effect flooring and log burner. Drop latch door leading to the Kitchen/Breakfast Room

Kitchen/Breakfast Room

14'4" 8'0"

Two double glazed windows to the rear aspect, obscure double glazed door to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, space for an electric cooker , space and plumbing for a washing machine, space for a fridge/freezer, double panel radiator, tiled floor, extractor fan, and spot lights.

Pantry

Tiled floor, shelving and wall mounted boiler.

Laundry Area

Double glazed window to the rear aspect, space and plumbing for a dishwasher, space for a tumble dryer and tiled floor.

Conservatory

10'0" x 7'2"

Double glazed door to the side aspect, double panel radiator and tiled floor.

Landing

Obscure double glazed window to the side aspect, fitted carpet and access to part boarded loft. Leads to Both Bedrooms and Bathroom

Bedroom One

17'6" x 8'0"

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

Bedroom Two

12'5" x 8'6"

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

Bathroom

Obscure double glazed window to the front aspect, white three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin, tiled splash back, heated towel rail, tiled floor, double panel radiator, extractor fan and airing cupboard with slatted shelving and single panel radiator.

Rear Aspect

Large enclosed rear garden laid mainly to lawn with beds and borders, patio area, decked area, courtesy lighting, cold water tap, summer house and two sheds one being used as a log store. Raised kitchen garden beds.

Front Aspect

Car port with power, block paved drive providing off road parking for two vehicles and gravelled area suitable for pots.

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

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Council Tax Band = B

Energy Rating = D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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