

## VILLAGE LOCATION



House - Semi-Detached

# BRAEBURN COURT, BRETFTON ROAD, BADSEY, WR11 7XQ

Asking Price

# £325,000

## FEATURES

- No Onward Chain
- Modern Semi-Detached
- Two Bathrooms
- NHBC
- Energy Rating = A. Council Tax Band = D.
- Larger Than Standard Plot
- Three Bedrooms
- Owned Solar Panels
- Cotswold Oak Signature Specification



**AVON**  
ESTATES

# 3 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Door to the front aspect, single panel radiator and stairs leading to the first floor.

## Sitting Room

17'4" x 12'4"

Double glazed window to the front aspect, TV point, telephone point, 'Karndean' flooring, two single panel radiators and storage under the stairs.

## Kitchen/Diner

11'9" x 11'8"

Double glazed 'French' doors, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, splash back, built in Induction hob with filter hood over, built in double electric oven, built in dishwasher, built in fridge/freezer, double panel radiator, 'Karndean' flooring and spot lights.

## Utility Area

Range of units, single panel radiator, space and plumbing for a washing machine and 'Karndean' flooring. Leads to the W/C

## W/C

'Karndean' flooring, dual flush w/c, wash hand basin, tiled splash back, single panel radiator and extractor fan.

## Landing

Access to a part boarded loft and 'Karndean' flooring. Leads to All Bedrooms and Bathroom

## Bedroom One

10'7" x 10'2"

Double glazed window to the front aspect, double fitted wardrobes with full length mirrored doors, double panel radiator, TV point, fitted storage over the stairs and 'Karndean' flooring.

## En-Suite

Obscure double glazed window to the front aspect, shower cubicle, dual flush

w/c, pedestal wash hand basin set into a vanity unit, tiled splash back, heated towel rail, 'Karndean' flooring, extractor fan and spot lights.

## Bedroom Two

10'2" x 8'3"

Double glazed window to the rear aspect, single panel radiator and 'Karndean' flooring.

## Bedroom Three

11'1" x 7'1"

Double glazed window to the rear aspect, double fitted wardrobes with full length mirrored doors, single panel radiator and 'Karndean' flooring.

## Bathroom

Obscure double glaze window to the side aspect, four piece white suite comprising of bath with shower fitting, separate shower cubicle, dual flush w/c, pedestal wash hand basin, splash back, heated towel rail, 'Karndean' flooring, shaver point, spot lights and extractor fan.

## Rear Aspect

Enclosed garden laid mainly to lawn, patio area, side gated access, courtesy lighting, outside cold water tap, double power point and EV car charger to the side.

## Front Aspect

Drive way providing off road parking for two vehicles, courtesy lighting and storm porch.

## 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 'D' 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

**01386 257180**

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

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

Council Tax Band = D

**Energy Rating = A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**AVON**  
ESTATES