

CASH PURCHASERS  
ONLY



House - Semi-Detached

# GREEN LEYS BADSEY EVESHAM WR11 7XE

Asking Price

# £180,000

## FEATURES

- Cash Purchasers Only
- Investment Opportunity
- Two Double Bedrooms
- Village Location
- Energy Rating = D
- No Onward Chain
- Gardens to Front and Rear
- Two Reception Rooms
- Kitchen/Breakfast Room
- Council Tax Band = B



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# 2 Bedroom House - Semi-Detached located in Evesham

## Entrance Hall

Obscure double glazed door to the side aspect, double glazed window to the front aspect, single panel radiator, understairs storage cupboard, fitted carpet and stairs leading to the first floor.

## Dining Room

11'0" x 9'8"

Two double glazed windows to the front aspect, single panel radiator, telephone point and fitted carpet.

## Sitting Room

16'2" x 10'8"

Double glazed window to the rear aspect, double glazed window to the side aspect, TV point, Sky point, single panel radiator, fitted carpet and feature gas fire.

## Kitchen/Breakfast Room

18'5" x 8'4"

Double glazed window to the rear aspect, double glazed door to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in electric oven, built in fridge/freezer, space and plumbing for a slimline dishwasher, double panel radiator, wall mounted electric heater, spot lights and wood effect flooring.

## Utility Room/Lean To

13'6" x 6'0"

Obscure double glazed door to the front aspect, obscure double glazed door to the rear aspect, range of wall and base units and space and plumbing for washing machine.

## Landing

Obscure double glazed window to the side aspect, fitted carpet, airing cupboard and access to loft with light. Leads to All Bedrooms and Bathroom

## Bedroom One

12'4" x 11'0"

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

## Bedroom Two

10'2" x 9'4"

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

## Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin with splash back, single panel radiator and extractor fan.

## Rear Aspect

Enclosed rear garden over two tiers laid mainly to gravel, decked terrace area, courtesy lighting and shed.

## Front Aspect

Mainly laid to lawn, courtesy lighting, storm porch and outside cold water tap.

## 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 1999

## 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



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01386 257180

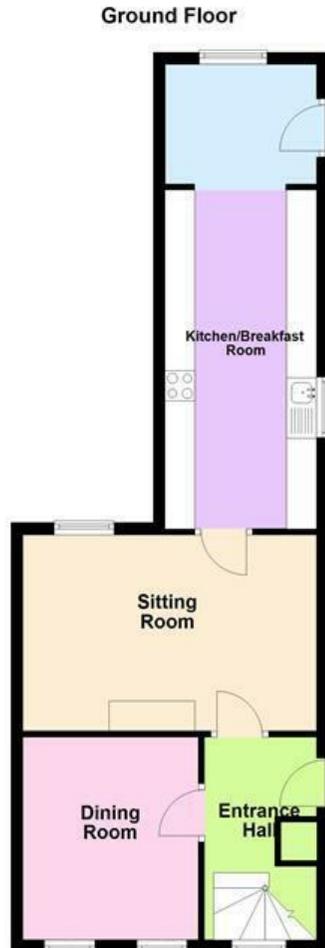
[sales@avonestates.net](mailto:sales@avonestates.net)

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

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	75
(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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