



# Leggett & James

The Vale of Evesham Property Experts



## 97d Badsey Lane

, Evesham, WR11 3EY

£230,000



Nestled on Badsey Lane, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built by Bryant Homes, the property is well presented throughout, making it an ideal choice for first-time buyers or those looking to downsize.

The house features two spacious bedrooms and a well-appointed bathroom. The inviting reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home, whilst the modern kitchen has space for a table.

Outside there is an enclosed rear garden whilst the property enjoys two allocated parking spaces directly in front of the he house.

With no onward chain, this home is ready for you to move in without delay. The location on Badsey Lane offers a pleasant environment, with local amenities and transport links within easy reach, making it a practical choice for everyday living.



An obscure double glazed front door opens to:

### Entrance Hall

Having wood effect laminate flooring, radiator, stairs to the first floor and a door to:

### Living Room 14'11 x 9'10 (4.55m x 3.00m)

Having a double glazed window to the front, radiator, wood effect laminate flooring, feature fireplace, useful under stairs storage cupboard, television point, telephone point and door to:

### Kitchen Diner 12'10 x 7'9 (3.91m x 2.36m)

Having a double glazed window to the rear, double glazed door to the garden, wood effect laminate floor and radiator. The kitchen is fitted with a modern selection of wall and base units with worksurfaces and tiled returns. There is a one and a half bowl sink, built in electric oven with electric hob and extractor hood over, space for a fridge freezer and a washing machine. the gas fired combination boiler is contained within a kitchen cabinet.

### First Floor Landing

Having a double glazed window to the side, access to loft space and doors to:

### Bedroom One 12'10 x 9'2 (3.91m x 2.79m)

Having two double glazed windows to the front, radiator, built in double wardrobes, over stairs storage cupboard and a television point.

### Bedroom Two 11'5 x 7'8 (3.48m x 2.34m)

Having a double glazed window to the rear and a radiator.

### Bathroom

Having an obscure double glazed window to the rear, heated towel rail and extractor fan. the white suite comprises of a dual flush low level WC, a vanity wash hand basin with drawers below and a panel bath with a shower over.

### Outside

The front of the property is laid to stone chippings with a paved path to the front door. There are two allocated parking spaces to the front of the property and gated pedestrian access to the side.

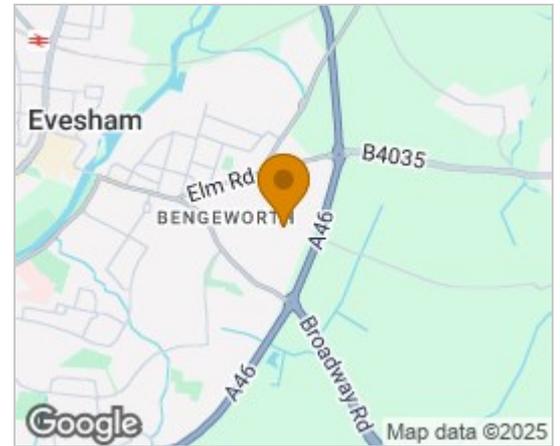
The enclosed rear garden has a paved seating area that gives way to an area of lawn with established borders. There is a timber shed, outside lighting and a garden tap.

### 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.

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### Area Map



### Floor Plans



### Energy Efficiency Graph

