



# Leggett & James

The Vale of Evesham Property Experts



## 5 Banks Road

Badsey, Evesham, WR11 7TB

Asking Price £299,950



Set in the popular and well served village of Badsey, this three bedroom semi detached bungalow enjoys a great position with a favourable Southerly facing rear aspect.

The property has much to offer including a Kitchen Breakfast Room, a Living Dining Room, double glazing and gas central heating.

Outside offers plenty of space with generous well stocked gardens, off road parking for multiple cars and a detached single garage.



### The Village of Badsey

Badsey is a charming and welcoming village in the beautiful Vale of Evesham, just a short distance from the historic market town of Evesham. Surrounded by picturesque Worcestershire countryside and open farmland, the village offers a wonderful balance of peaceful rural living while still being close to everyday amenities.

Badsey has a strong sense of community and a friendly village atmosphere. At its heart you'll find the impressive St James' Church, a well-regarded first school, a village shop, traditional pubs, and local sports and recreation facilities. The village also benefits from a popular community hall and playing fields, which host a variety of local events and activities throughout the year.

For those who enjoy the outdoors, Badsey is perfectly positioned with lovely country walks, cycling routes, and open countryside right on the doorstep. The nearby Vale of Evesham market gardening landscape provides scenic views across orchards and fields, particularly beautiful during blossom season.

With excellent road links to Evesham, Pershore, Broadway and the wider Cotswolds, Badsey is an ideal location for those seeking village life while remaining well connected.

Overall, Badsey offers a warm community spirit, attractive surroundings, and convenient access to nearby towns, making it a highly desirable place to live in the Vale of Evesham.

### Entrance Hall

A part glazed front door opens to the hall which has a panel radiator, access to the loft and an Airing Cupboard: with a foam lagged immersion heater and shelving.

Doors to:

### Living Dining Room 13'8" 10'8" + dining area 10'5" x 8'7" (4.17m 3.25m + dining area 3.18m x 2.62m)

Having a double glazed sliding door opening to the rear garden, a panel radiators, TV point, wall light points and a wall mounted gas fire.

### Kitchen Breakfast Room 11'9" x 10'9" (3.58m x 3.27m)

With double glazed windows to the side and rear, along with a door that opens to the side access. The kitchen is fitted with a range of cupboards, drawers and work surfaces and a single drainer sink. There is a double electric oven, separate gas hob with extractor. Also, plumbing for a washing machine.

### Bedroom One 11'2" x 10'8" (3.40m x 3.25m)

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

### Bedroom Two 10'9" x 9'1" (3.28m x 2.77m)

With a double glazed window to the front and a radiator.

### Bedroom Three 10'5" x 7'7" (3.18m x 2.31m)

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

### Bathroom

With an obscure double glazed window to the side, a radiator and fitted with a pedestal wash basin, a low level WC and a modern walk in shower enclosure with a hot water shower.

### Outside

The property enjoys established gardens to the front and rear, along with plenty of off road parking on the driveway.

The front garden is laid out mainly to lawn, whilst the driveway provides off road parking and access to a detached single garage. A gate to the side of the property opens to the rear garden, which enjoys a generous Southerly facing aspect and is again laid out to lawn with stocked shrub borders and a paved patio to the rear of the property.

### Referrals

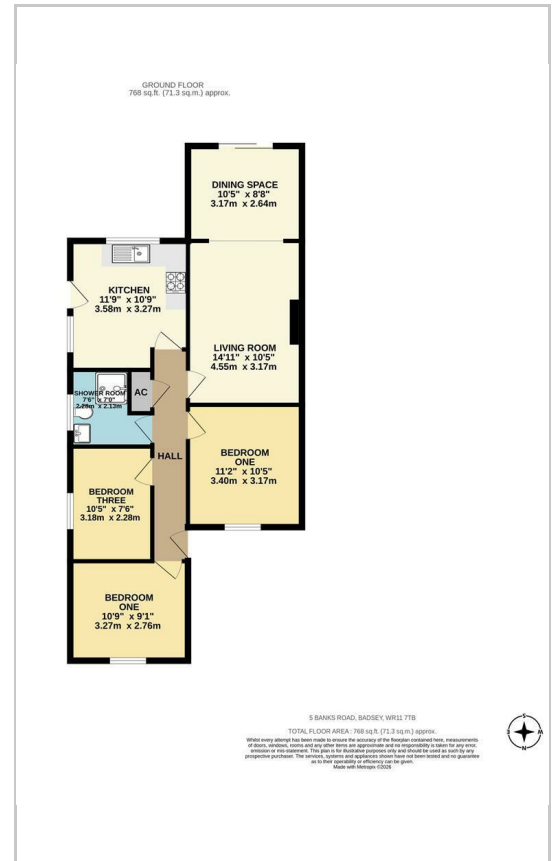
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

