



Allan Morris
estate agents

**Bretforton Road, Badsey,
Evesham, Worcestershire.**

**19 Bretforton Road, Badsey, Evesham,
Worcestershire. WR11 7XG**

Features

- Detached 3 bedroom family home
- Huge potential for extension/further development
- Generous plot totalling approx. 0.7 acres
- Useful garaging/outbuildings
- Popular village location
- **NO ONWARD CHAIN**

A striking detached Edwardian three bedroom family home enjoying a generous plot of approximately 0.7 acres and offering huge potential for extension or further development if required, situated in the popular village of Badsey.

Accommodation briefly comprising: Entrance Hall, Living Room, Family Room, Dining Room, Kitchen, rear lobby, Utility Room and downstairs Cloakroom. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is a foregarden and in & out driveway. To the side is the continuation of the driveway and access into substantial Garaging/Outbuildings. To the rear is generous, private gardens.

LOCATION:

The property is located in the popular village of Badsey, located approximately 2 miles from the centre of the market town of Evesham, offering a wide range of facilities and a main line train station, giving direct access to London. In the village itself are a number of amenities, to include Church, Primary School, Village Store, Butcher and 2 Public Houses.





Directions:

Proceed out of Worcester City centre on the A44 (signposted Evesham). Follow the A44 passing through the villages of Pinvin and Lower Moor and the hamlet of Chadbury. Take the 1st exit at the next roundabout and straight over the next 2 roundabouts onto the A46. At the next roundabout take the 1st exit onto the B4035 (Badsey Road). On arriving in the village the property can be located on the left hand side, as indicated by our For Sale board.

WAM 7266

What 3 Words: kinds.spike.mega



Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: D



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

FAMILY ROOM:

13'9" x 13'4"

LIVING ROOM:

16'4" maximum (into bay) 14'1" minimum x 11'9"

DINING ROOM:

17'3" x 10'4"

KITCHEN:

10'2" x 8'5"

UTILITY ROOM:

5'8" x 5'4"

BEDROOM 1:

14'0" x 13'4" maximum (to rear of wardrobes)

BEDROOM 2:

13'9" x 11'9"

BEDROOM 3:

11'0" maximum 9'8" minimum x 10'6"

BATHROOM:

7'5" x 6'3"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ