



**Bretforton Road, Evesham, WR11 7XG**

**Guide price £300,000**

  
**KING**  
HOMES



**\*\* ATTENTION!! A FANTASTIC RENOVATION PROJECT OPPORTUNITY \*\*** Three Bedroom Detached \*\* Substantial Garden \*\* Located on Bretforton Road in the popular village of Badsey, this spacious three-bedroom home offers over 1,400 sq. ft. of accommodation and a substantial rear garden. The property is in need of full renovation but presents an excellent opportunity to modernise and create a home tailored to your needs. The current layout includes two reception rooms, a kitchen/breakfast room, lean-to, ground floor WC, three well-proportioned bedrooms, a family bathroom, and a separate WC. Further benefits include an integral garage and plenty of potential to extend (STPP). Offered with no onward chain.





Porch	
Hall	
Kitchen/Breakfast Room	12'2" x 10'0" (3.71m x 3.06m)
Dining Room	11'3" x 13'8" (3.45m x 4.18m)
Living Room	14'11" x 12'5" (4.57m x 3.79m)
W.C	2'7" x 5'4" (0.79m x 1.65m)
Lean-to	
Landing	
Bedroom 1	14'9" x 12'9" (4.52m x 3.89m)
Bedroom 2	11'0" x 10'8" (3.37m x 3.26m)
Bedroom 3	7'8" x 9'1" (2.34m x 2.78m)
Bathroom	8'1" x 7'1" (2.48m x 2.17m)
W.C	
Garage	16'1" x 8'2" (4.92m x 2.51m)





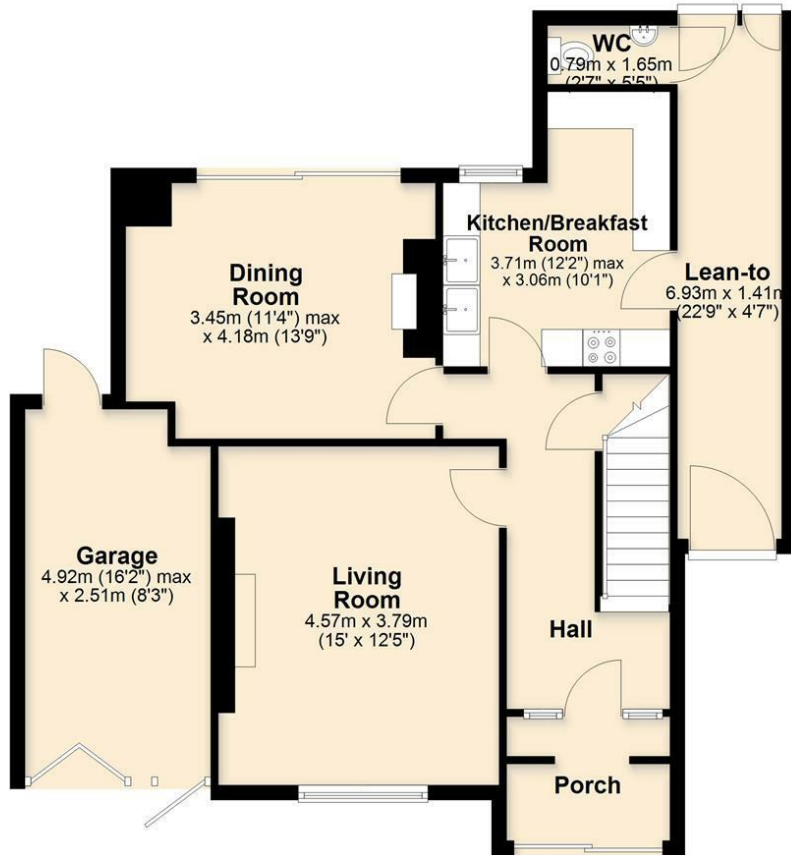






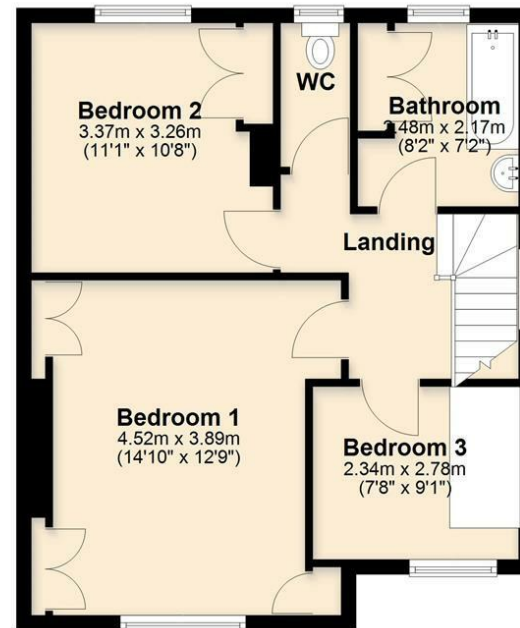
## Ground Floor

Approx. 81.8 sq. metres (880.2 sq. feet)

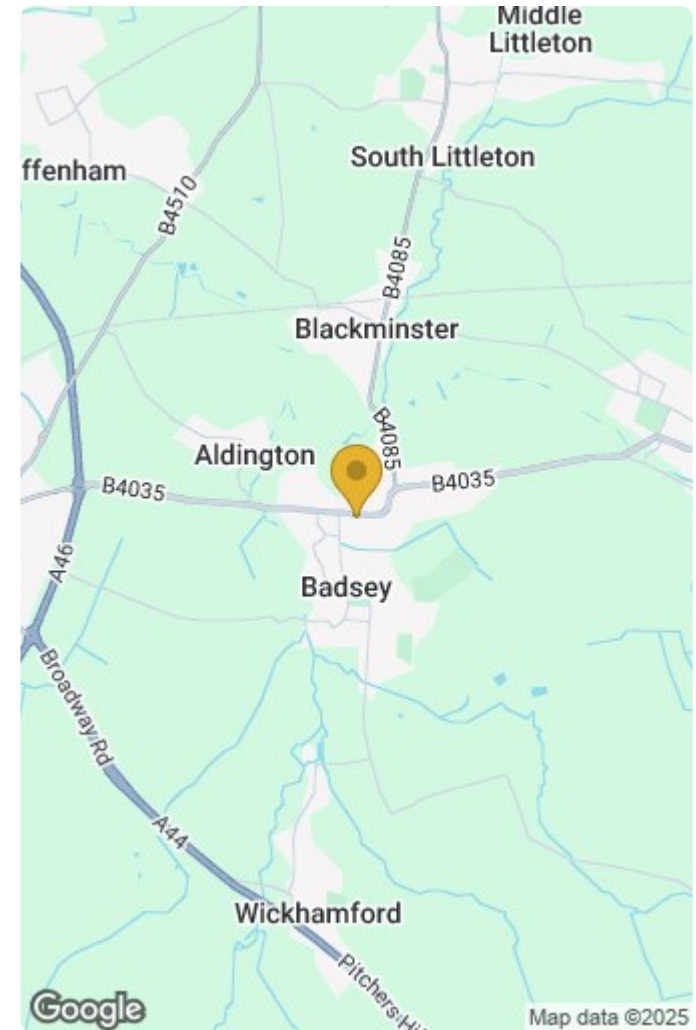


## First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



Total area: approx. 132.5 sq. metres (1426.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	