



Trafalgar Court ,
Bidford-on-Avon, B50 4BW

Jeremy
McGinn & Co 

Offers In The Region Of £250,000



Offered For Sale with NO UPWARD CHAIN, A modern Semi-Detached property situated at the top of a small Cul-de-Sac with a larger than average landscaped Side and Rear Garden with a good size Driveway at the front and side providing parking for 3/4 vehicles although this extra space does offer potential for extension if desired (subject to pp).

The property is situated close to the centre of Bidford-on-Avon therefore a short walk of the many conveniences and local shopping in the area.

Internally, the accommodation includes a Reception hall with oak flooring which continues into the Living room. A door leads into the bright, Dining Kitchen, the dining area having french doors to the side garden and the fitted kitchen, having a window and door opening to a Conservatory with floor to ceiling windows to three sides and french doors to the Garden.

Upstairs there are TWO Double Bedrooms, both with fitted wardrobes and a Shower room.

The landscaped Rear Garden is a great feature of the property with two/three seating areas, two lawned areas, a fish pond (fish not included), and many mature garden plants along with two garden sheds and a desirable SOUTH-FACING ASPECT.





Tax Band: B

Council: Stratford

Tenure: Freehold

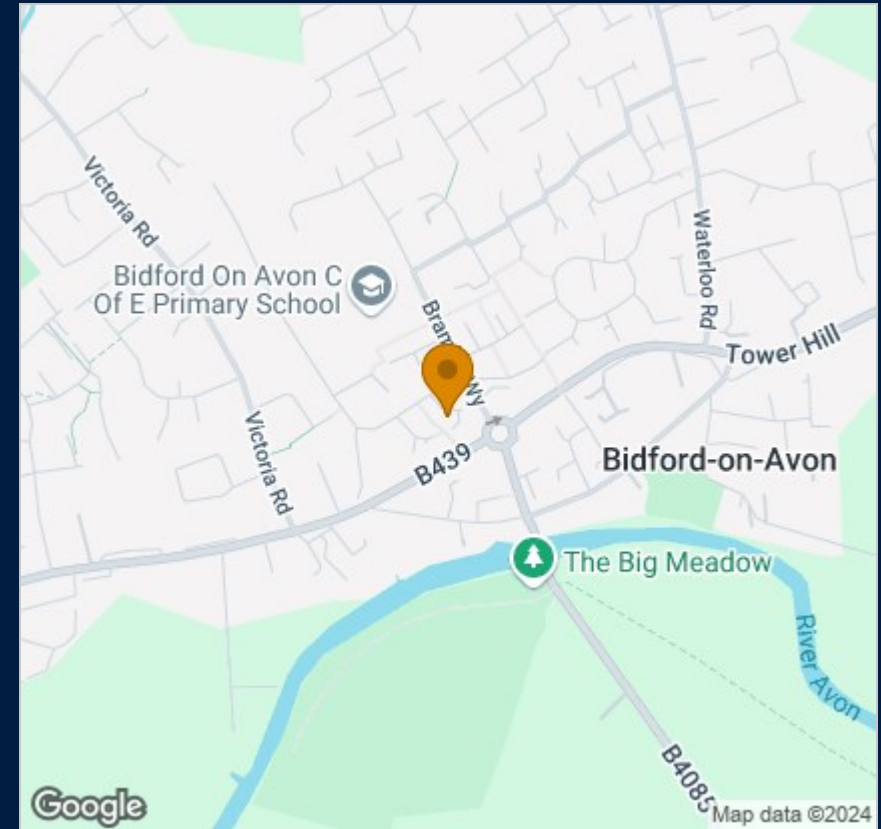
Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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.

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