



High Street, Bidford-On-Avon, B50 4AQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

** Please note there is a tenant in situ with a fixed contract until April 2024 **

Here is an excellent opportunity to acquire a well presented three bedroomed semi-detached residence. Being conveniently situated within the heart of the delightful village of Bidford-On-Avon. Ideally suited to investors, small families or would make a great lock up and leave. The property also benefits from gas central heating and UPVC double glazing.

The accommodation briefly comprises; canopy porch leading into an entrance hallway having stairs off to the first floor. A comfortable lounge with a feature fireplace. There is a kitchen combined dining room having a comprehensive range of base, drawer and wall units with built in oven and hob, access to understairs storage and French doors leading to the garden. To the first floor there is a landing with three bedrooms and a family bathroom having a three piece suite.

Outside, the front enjoys paved parking for one vehicle and a detached single garage. There is side pedestrian access leading to a lawned rear garden, patio area, trees and shrubberies.

The village of Bidford-on-Avon is a Saxon village situated on the River Avon near the western border of the county of Warwickshire, approximately 5 miles car drive south of Alcester, 7 miles from Stratford-upon-Avon and 8 miles from Evesham. The High Street offers a variety of eateries: Balti, fish & chips, Indian, pizza, pubs, restaurant and village café: as well as a number of shops including a butcher, florist, newsagent, optometrist, pharmacy as well as a number of beauty salons/hairdressers.





Key Features

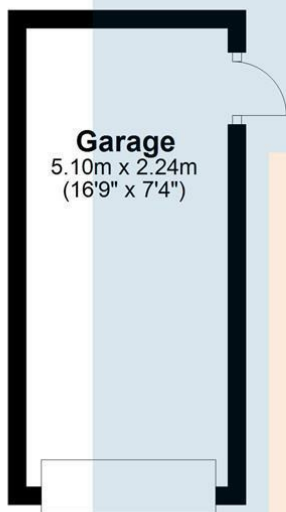
- ** Please Note There Is A Tenant In Situ With A Fixed Contract Until April 2024 **
- Three Bedroomed Semi-detached Residence
- Situated In The Heart Of Bidford-On-Avon And Close To Local Amenities
- Ideal For Investors, Small Families Or A Great Lock Up And Leave
- Detached Garage With Off Road Parking
- Kitchen Combined Dining Room
- Living Room With Feature Fireplace
- Master Bedroom With Fitted Wardrobes
- Viewing Highly Recommended
- EPC Rating D

Price Guide
£300,000

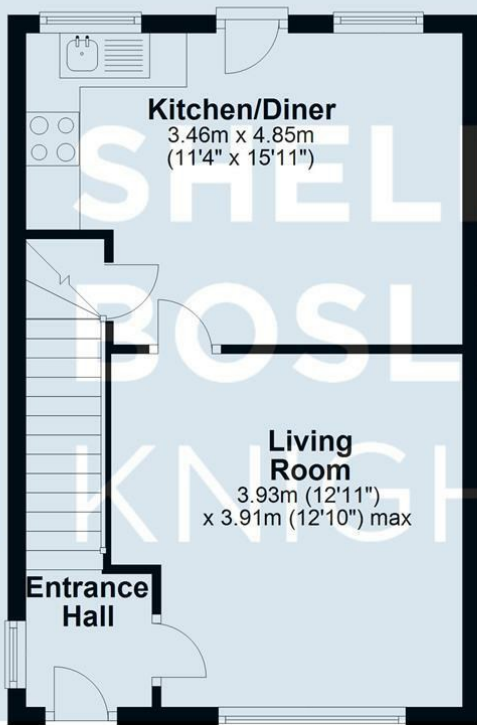


Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Garage
5.10m x 2.24m
(16'9" x 7'4")



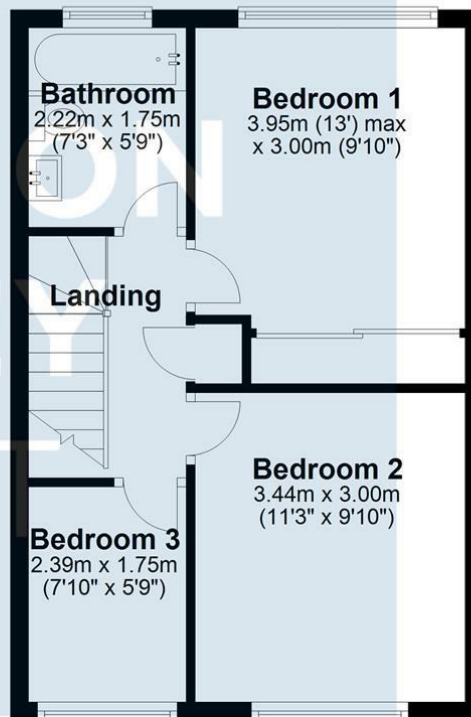
Kitchen/Diner
3.46m x 4.85m
(11'4" x 15'11")

Living Room
3.93m (12'11")
x 3.91m (12'10") max

Entrance Hall

First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Bathroom
2.22m x 1.75m
(7'3" x 5'9")

Bedroom 1
3.95m (13') max
x 3.00m (9'10")

Landing

Bedroom 2
3.44m x 3.00m
(11'3" x 9'10")

Bedroom 3
2.39m x 1.75m
(7'10" x 5'9")

Total area: approx. 84.2 sq. metres (905.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford-Upon-Avon

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 387887

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

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BLOCK
MANAGEMENT

RURAL



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