



Chestnut Way, Bidford-On-Avon, B50 4GA

Offers over £280,000



A very well presented THREE BEDROOM semi-detached home with landscaped rear garden and parking for two vehicles directly to the side and GARAGE. The property briefly comprises an open view to the rear, a large lounge/dining room with French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized kitchen/breakfast, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises of three excellent size bedrooms, and the family bathroom.

Situated picturesque historic Anglo Saxon town of Bidford on Avon, the location provides easy access to Stratford-upon-Avon, catchment to good schools / nurseries and benefits from excellent transport links to include the A435 the M40 and M42 motorway networks, Stratford-upon-Avon and Evesham train stations are nearby with mainline services to Birmingham and London Euston in under an hour.

An impressive semi-detached family residence which would make an ideal purchase for a growing family.



Hallway

W.C.

Kitchen 10'10" 7'3" (3.32m 2.21)

Lounge / Diner 14'4" x 15'1" (4.37m x 4.62)

Bedroom 1 13'7" x 8'0" (4.15m x 2.44m)

Bedroom 2 11'7" x 8'0" (3.54m x 2.44)

Bedroom 3 9'1" x 3'10" (2.77m x 1.185)

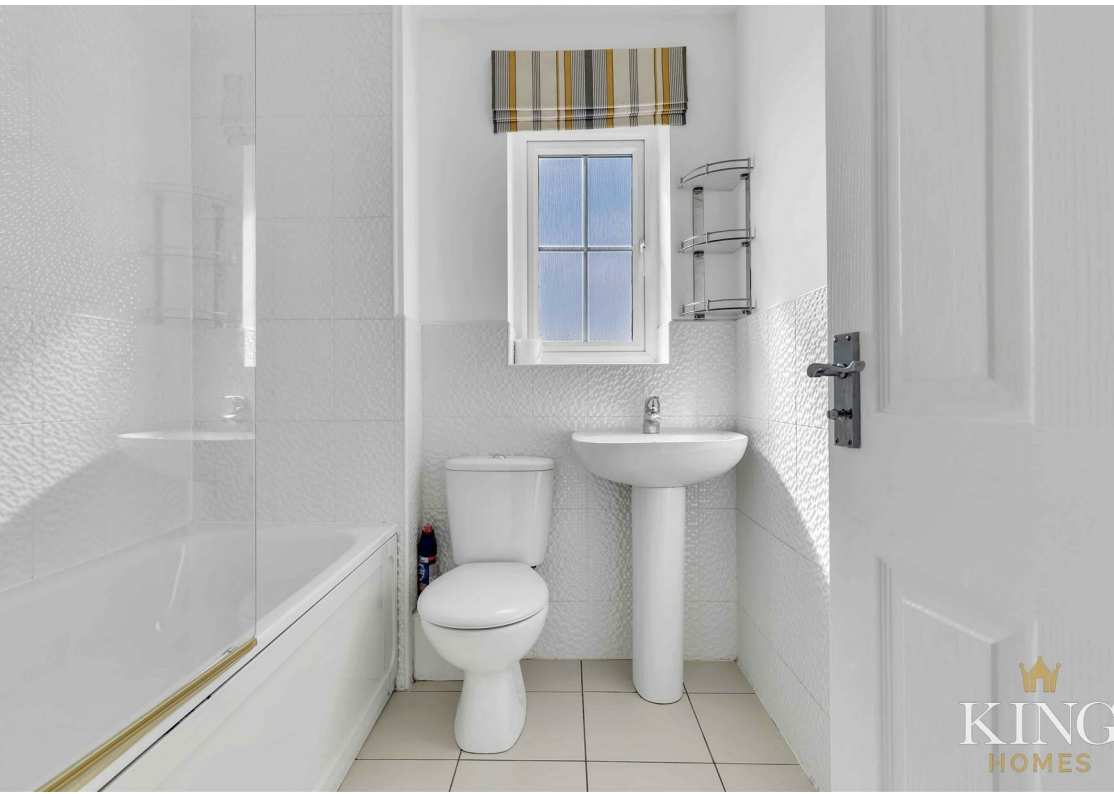
Bathroom 6'0" 6'0" (1.85m 1.85m)




KING
HOMES




KING
HOMES



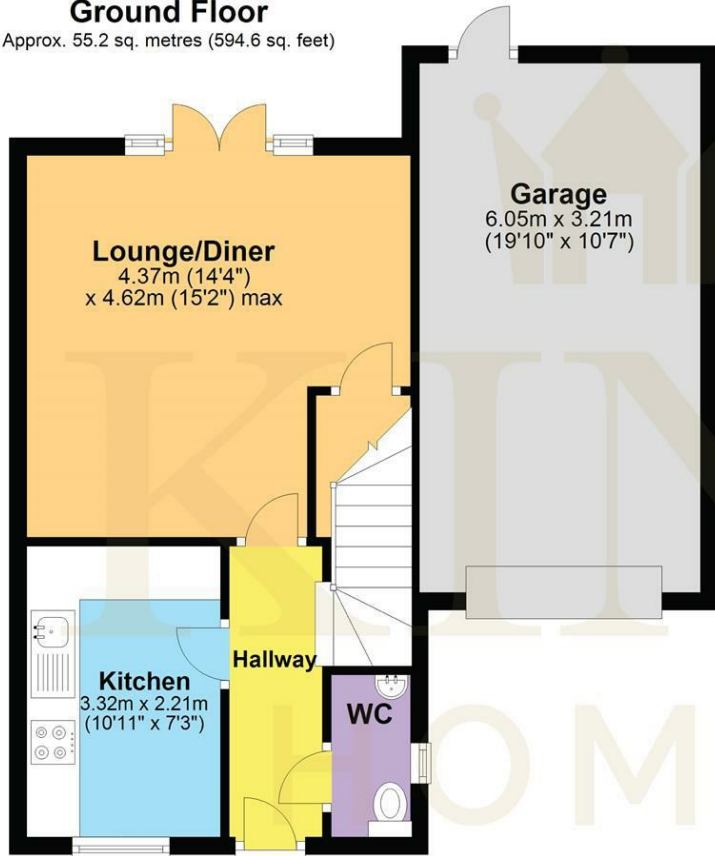

KING
HOMES




KING
HOMES



Ground Floor
Approx. 55.2 sq. metres (594.6 sq. feet)



First Floor
Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 98 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |