





Hill View Road, Bidford-On-Avon, B50 4DT

Offers over £280,000


KING

KING
HOMES

Well-presented, THREE BEDROOM semi-detached property located in the village of Bidford-On-Avon. The property resides on a generous plot featuring a garage and driveway providing ample off-road parking and to the front aspect, and a large enclosed landscaped garden to the rear.

Presented to a high standard, the internal accommodation comprises on the ground floor; Entrance porch, hallway with stairs rising to the first floor, spacious dual aspect living room with fireplace and open archway leading through to the kitchen/dining room featuring french doors leading out to the rear garden, Additionally, there is a spacious utility room which provides access to the garage internally and also to the rear garden.

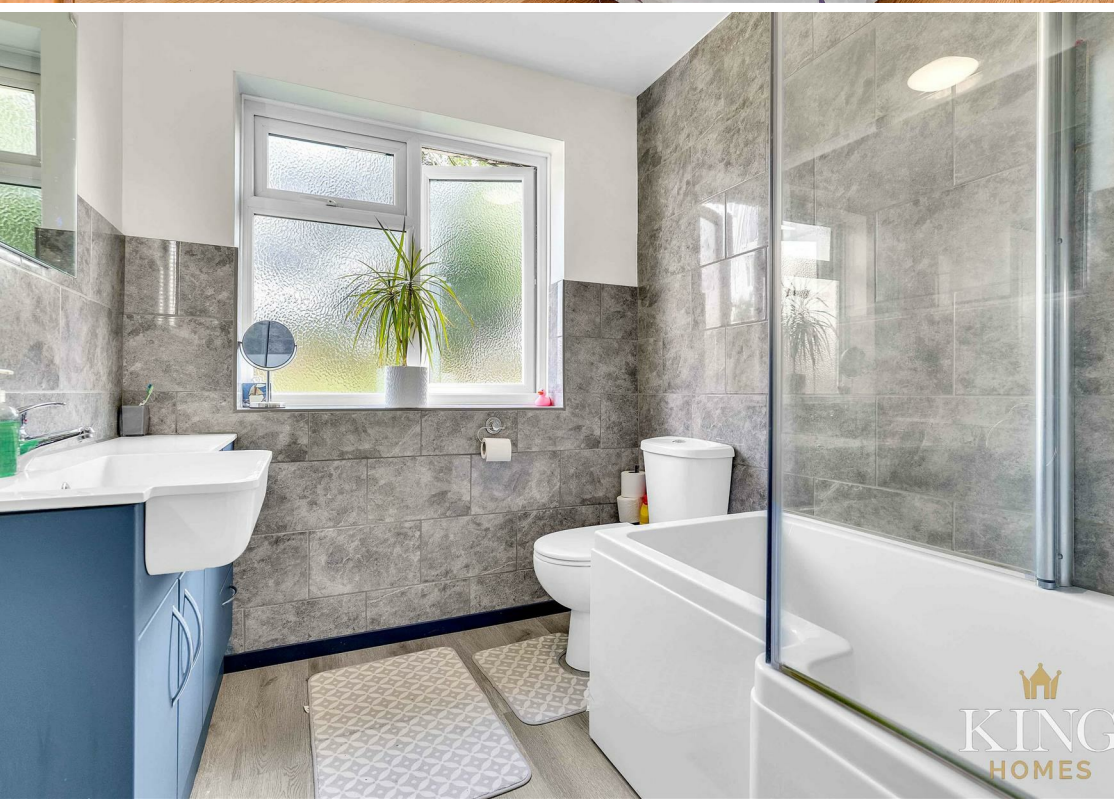
The first floor landing leads to three well proportioned bedrooms two of which are doubles, and a stylish family bathroom.

The generous rear garden which is mostly laid to lawn includes patio/entertaining spaces with mature shrubbery to the borders, planters, and a shed

This will make a superb family home, which further benefits from double glazing and gas central heating. Viewing is highly recommended.



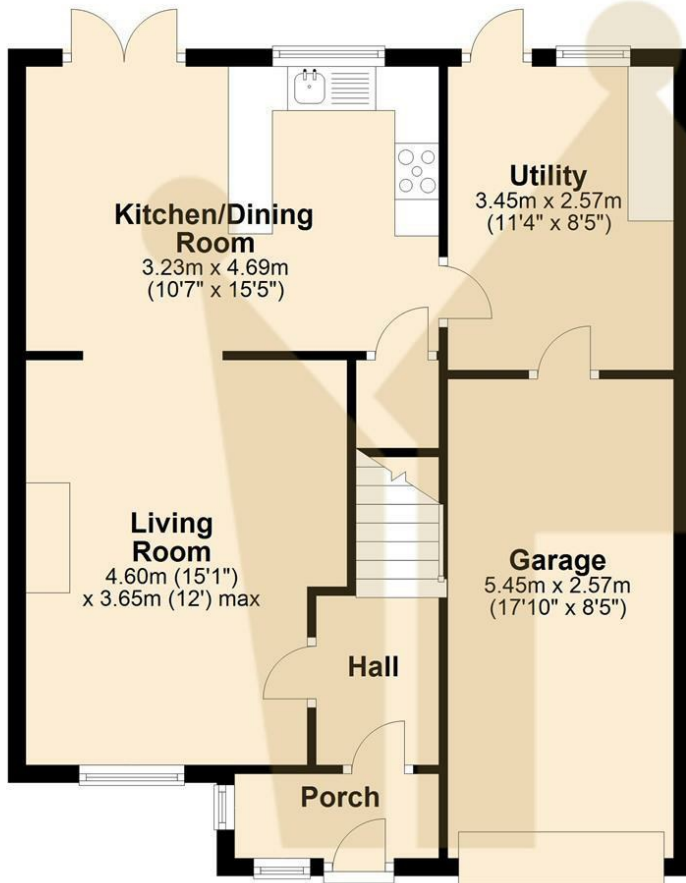
Porch	
Hall	
Living Room	15'1" x 11'11" (4.60m x 3.65m)
Kitchen/Dining Room	10'7" x 15'4" (3.23m x 4.69m)
Utility	11'3" x 8'5" (3.45m x 2.57m)
Garage	17'10" x 8'5" (5.45m x 2.57m)
Landing	
Bedroom One	13'0" x 8'3" (3.98m x 2.54m)
Bedroom Two	11'2" x 8'3" (3.42m x 2.54m)
Bedroom Three	9'8" x 6'6" (2.97m x 1.99m)
Bathroom	8'0" x 6'6" (2.45m x 1.99m)





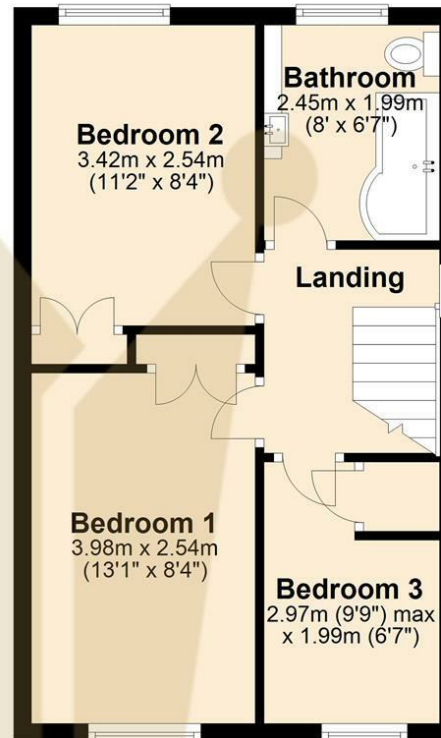
Ground Floor

Approx. 63.2 sq. metres (680.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	80
	70
EU Directive 2002/91/EC	

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