



Honeybourne Road, Alcester, B50 4JA

Offers in excess of £250,000

  
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The exceptional property boasts two bedrooms and two bathrooms, situated in a private development near the bustling main high street of Bidford-on-Avon village. It includes a private courtyard garden and parking facilities.

This immaculate residence comprises an entrance hallway with a convenient downstairs cloakroom, a lounge, a kitchen dining room, and an open space under the stairs ideal for an office desk. The staircase from the lounge leads to a landing area with two double bedrooms, each equipped with built-in wardrobes. The master bedroom features an ensuite bathroom, while there is also a separate family bathroom. Outside, a low maintenance courtyard garden and a allocated parking space which is located at the back of the development.

Location - Bidford on Avon which is set on the banks of the River Avon is a highly sought after village having a strong sense of community with local shops, restaurants and all amenities close by. There is a regular bus service and the nearest train station is Honeybourne which is just under 5 miles away and is set in between the towns of Evesham (approx 8.3 miles) and Stratford upon Avon (approx 7.2 miles)



**Entrance Hallway**

**Downstairs cloakroom**

**Living room** 13'7 x 16'10 (4.14m x 5.13m)

**Kitchen dining room** 8'4 x 16'10 (2.54m x 5.13m)

**Bedroom one** 11'5 x 11'3 (3.48m x 3.43m)

**Ensuite**

**Bedroom two** 8'10 x 8'10 (2.69m x 2.69m)

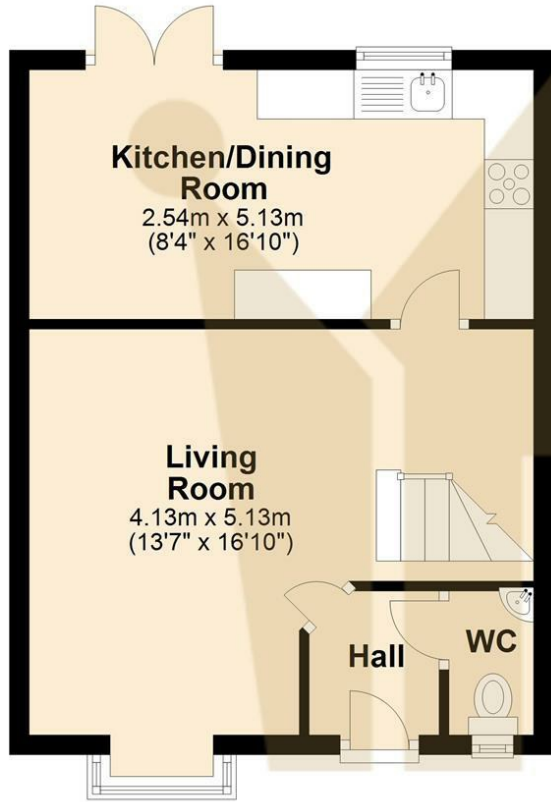
**Bathroom** 5'11 x 7'8 (1.80m x 2.34m)





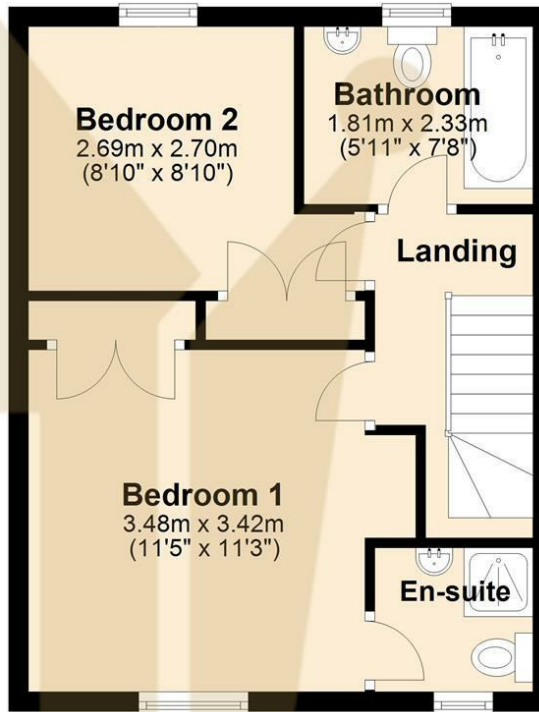
### Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)

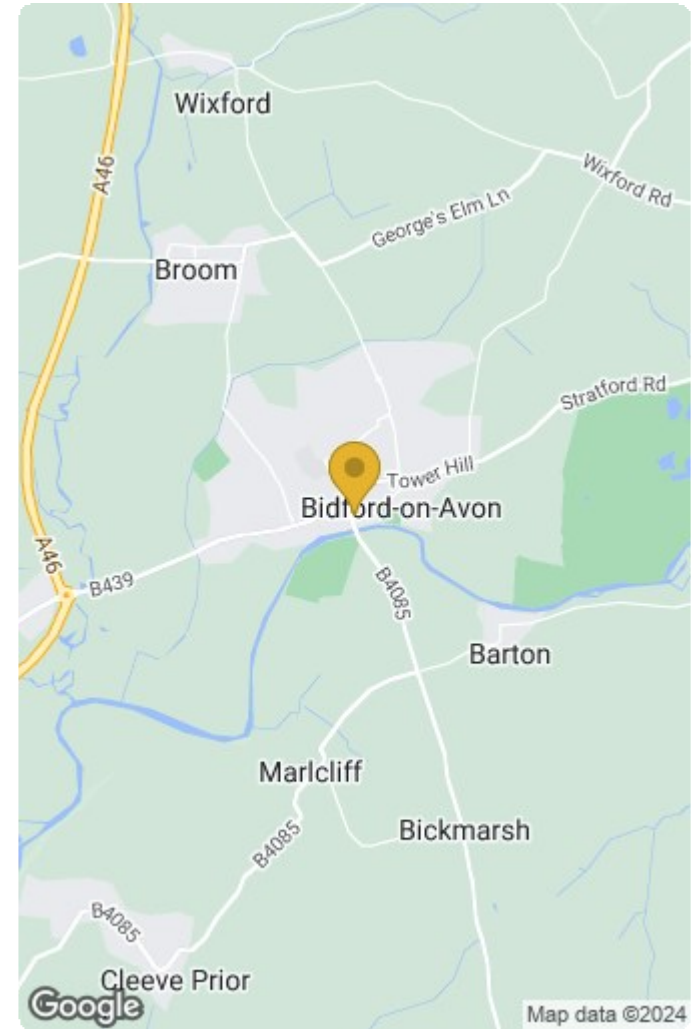


### First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>81</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	