



Quinneys Lane, Bidford-On-Avon, B50 4JL

Guide price £320,000

  
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HOMES

**\*\* NO UPWARD CHAIN \*\* THREE BEDROOM DETACHED WITH GARAGE\*\* TWO RECEPTION ROOMS AND POTENTIAL TO EXTEND\*\*** Family residence located right in the heart of the popular village of Bidford-on-Avon. The property features **\*\* LARGE DRIVEWAY \*\*** and a **\*\* GENEROUS REAR GARDEN \*\***. The accommodation briefly comprises: Reception Hall with downstairs cloakroom, lounge with patio double doors, dining room, kitchen, three bedrooms and family bathroom. Lawned fore-garden with driveway parking, side gated access and attached single garage. Sizeable enclosed lawned rear garden with patio.



## Location

Bidford-on-Avon boasts a wide range of amenities, such as various shops, supermarkets, pubs, restaurants, and a Primary School. Its strategic location offers convenient access to Stratford-Upon-Avon, as well as being within the catchment area of reputable schools and nurseries. Moreover, the area benefits from excellent transportation links, including the A435, M40, and M42 motorway networks. Additionally, both Honeybourne, Stratford-Upon-Avon and Evesham train stations are in close proximity, providing mainline services to Birmingham and London Euston in less than an hour.

## Hall

**Living Room** 17'5" x 10'2" (5.33m x 3.10m)

**Dining Room** 8'8" x 8'5" (2.66m x 2.57m)

**Kitchen** 7'11" x 11'11" (2.42m x 3.64m)

## Downstairs W.C

## First floor landing

**Bedroom 1** 9'4" x 10'2" (2.86m x 3.12m)

**Bedroom 2** 8'1" x 8'9" (2.48m x 2.69m)

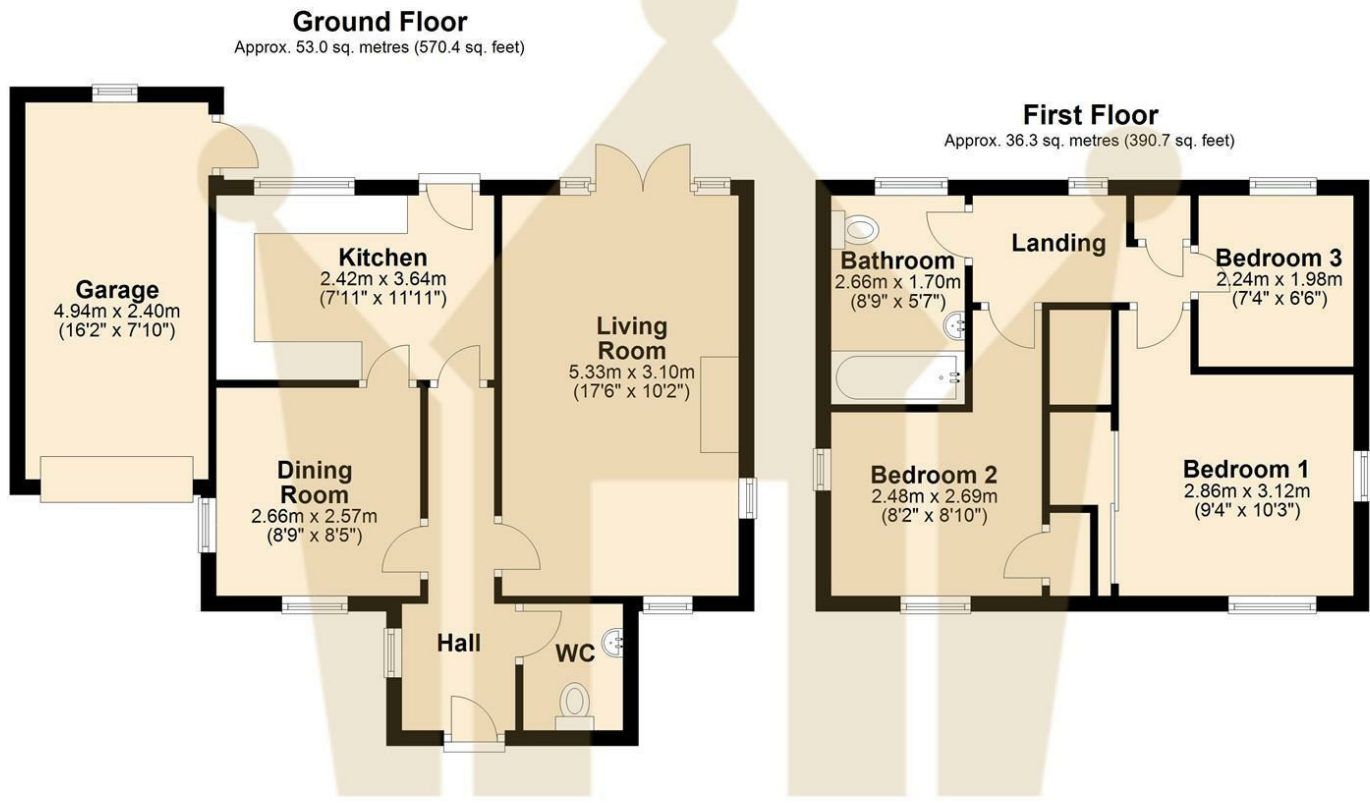
**Bedroom 3** 7'4" x 6'5" (2.24m x 1.98m)

**Family Bathroom** 8'8" x 5'6" (2.66m x 1.70m)

**Garage** 16'2" x 7'10" (4.94m x 2.40m)







Total area: approx. 89.3 sq. metres (961.1 sq. feet)



Energy Efficiency Rating		Current	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			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
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