



**Saxonfields, Bidford-On-Avon, B50 4BS**

**Guide price £140,000**



**\*\* Mid-Terrace One Bedroom Freehold Property \*\* NO ONWARD CHAIN \*\*** Located in the heart of Bidford-on-Avon village, offering a fantastic opportunity for first-time buyers or investors. The accommodation includes an entrance hall, an extended lounge diner, and a separate kitchen. Upstairs features a generously sized double bedroom and the main bathroom. Externally, the property benefits from a useful store to the front, a fore-garden, and a fully enclosed rear garden—perfect for relaxing or entertaining. With plenty of potential to improve and add value, this charming home is not to be missed. \* Currently registered with possessory freehold title \*



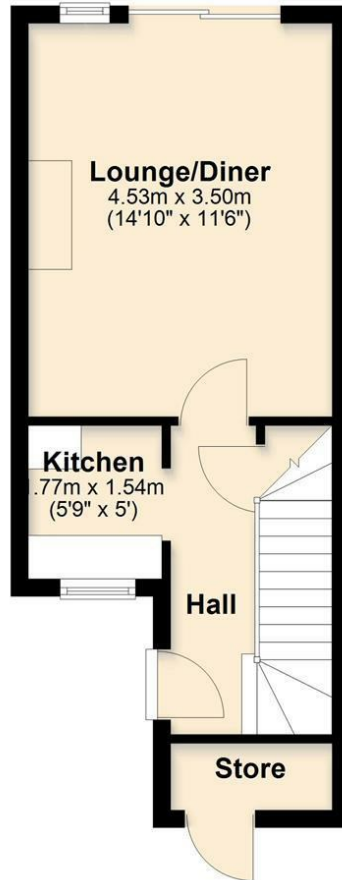
Hall	
Lounge/Diner	14'10" x 11'5" (4.53m x 3.50m)
Kitchen	5'9" x 5'0" (1.77m x 1.54m)
Landing	
Bedroom	8'5" x 11'9" (2.57m x 3.60m)
Bathroom	
Store	





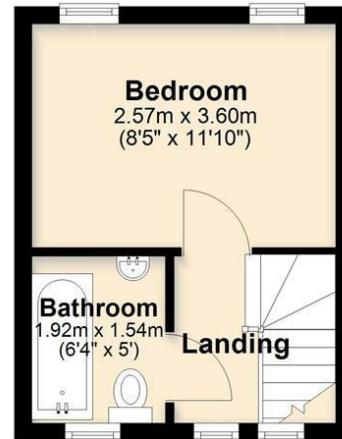
### Ground Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



### First Floor

Approx. 16.2 sq. metres (174.1 sq. feet)



Total area: approx. 43.5 sq. metres (467.7 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	