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**STUART
FRANKLIN**
ESTATE AGENTS



8, The Leys, Bidford-on-Avon, B50 4DH

Guide Price £245,000

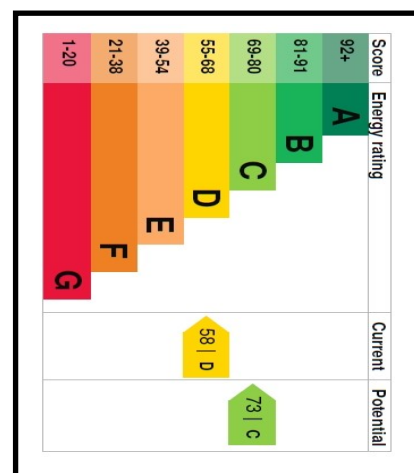
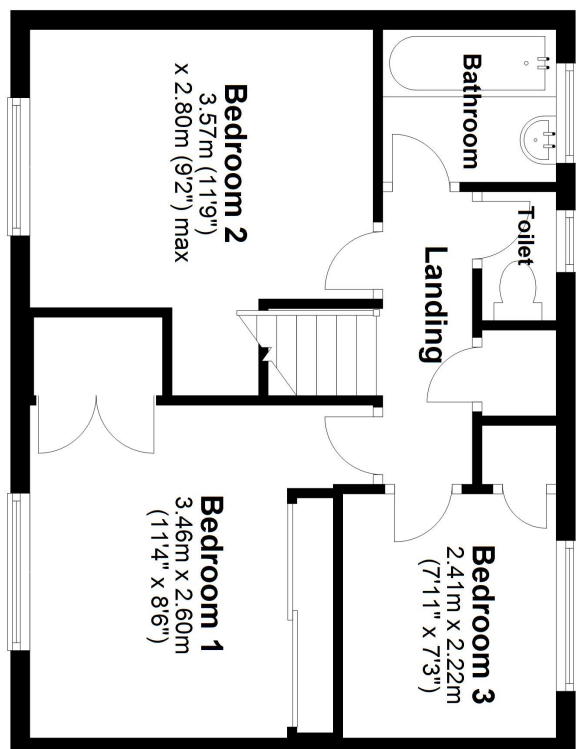
NO ONWARD CHAIN

- 3 Bedroom semi detached family home
- Located in a picturesque riverside village
- Modern fitted kitchen and a separate utility room
- Spacious lounge and separate dining area
- Conservatory
- Private rear good sized garden with patio areas
- Modern fitted family bathroom
- Double glazing, gas central heating, solar panels
- Master Bedroom with built in wardrobes
- Within walking distance to amenities and schools
- Good road and rail links for the commuter

Ground Floor



First Floor



Ground Floor

UPVC double glazed obscure glass door to the front aspect to:

Entrance Hall/Dining Area 3.73m (12'3") x 2.44m (8')

Double glazed obscure glass windows to the front aspect, power points, radiator, laminate wood flooring, door to the lounge, open plan to:

Kitchen 3.73m (12'3") max x 2.81m (9'3")

Double glazed window to the rear aspect, fitted with a matching range of wooden wall and base units with work surface over, stainless steel one and a half bowl sink and drainer with mixer tap over, space for a fridge/freezer, integral dishwasher, Range Britannia gas and electric cooker with extractor hood over, serving hatch to the lounge, power points, tiled flooring, gas central heating boiler, mains electric fuse box and solar control panel housed in a cupboard.

Lounge 5.42m (17'9") x 3.35m (11')

Double glazed window to the front aspect, power points, TV point, radiators x 2, feature working fireplace, telephone point, laminate wood flooring, coving to the ceiling, double glazed patio sliding double doors to:

Conservatory 3.47m (11'5") x 3.28m (10'9")

Brick based surround, double glazed double doors to the rear aspect, double glazed windows to the side and rear aspects, power points, laminate wood flooring.

Hallway

Door to the front aspect, door to the store cupboard, power points, door to:

Utility Room 2.50m (8'2") x 1.70m (5'7")

Stable door to the rear aspect, fitted with a matching range of wall units, space for a fridge/freezer, tumble dryer and washing machine, power points, laminate wood flooring.

First Floor

Landing

Door to the airing cupboard (housing the hot water tank and shelving), radiator, smoke alarm, power point, access to the loft (part boarded), door to:

Bedroom 1 3.46m (11'4") x 2.60m (8'6")

Double glazed window to the front aspect, power points, radiator, triple fitted mirrored wardrobes, door to the storage cupboard.

Bedroom 2 3.57m (11'9") x 2.80m (9'2") max

Double glazed window to the front aspect, power points, radiator.

Bedroom 3 2.41m (7'11") x 2.22m (7'3")

Double glazed window to the rear aspect, radiator, power points, door to the storage cupboard.

Toilet

Double glazed obscure glass window to the rear aspect, low level WC, tiled flooring.

Bathroom

Double glazed obscure glass window to the rear aspect, fitted with a panelled bath with a Triton electric shower over the bath, wash hand basin, part tiled splash backs, radiator, tiled flooring.

OUTSIDE

Front Garden

Lawned area with small trees and low hedgerow, paved path to the front door, lawned area with borders, plants and shrubs, gas box

Rear Garden

Patio area, lawned area, borders, plants and shrubs, raised patio area with shed and wood store, small trees, wooden fence panels surround.



COUNCIL TAX BAND B

EPC RATING D

REF: SF00002854

