

Peter Clarke



20 The Poplars, Bidford-on-Avon, Alcester, B50 4FJ

Offers over £220,000

Offered with NO ONWARD CHAIN is a three bedroom, two reception room home, fronting a footpath in the increasingly popular village of Bidford on Avon. In brief, the accommodation comprises: entrance hall, cloakroom, sitting room, dining area, kitchen, three bedrooms, master with en suite, garden to rear and off road parking. Approximate rental yield 4.4%.



BIDFORD ON AVON is a self contained village situated at an equal distance between Stratford upon Avon and Evesham being approximately 7 miles respectively, on the banks of the River Avon. The village offers good local shopping and other facilities including an Infant & Junior School, medical centre and supermarket. In easy reach is the M40 (Birmingham to London) and M42. In addition, the Cotswolds are close at hand.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM wc and pedestal wash hand basin.

SITTING ROOM with pebble effect gas fire with decorative surround and mantle over.

KITCHEN matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven with four ring gas hob and overhead extractor, space for fridge freezer and washing machine. Door to understairs storage cupboard.

FIRST FLOOR LANDING door to airing cupboard.

MASTER BEDROOM

EN SUITE SHOWER ROOM with shower cubicle, wc and wash hand basin.

BEDROOM TWO

BEDROOM THREE incorporating bulkhead.

BATHROOM a white suite comprising wc, pedestal wash hand basin and bath with shower over.

OUTSIDE To the rear is a paved patio leading to a lawned garden enclosed by fencing and incorporating an off road parking. As there is additional **OFF ROAD PARKING** behind the rear gate, you could extend your garden to incorporate the additional space if you wished.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.



SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford town centre on the B439 Evesham Road. After approximately six miles you will approach Bidford along Tower Hill. At the bottom of the hill take the first main right turning onto Waterloo Road, turn left onto St Laurence Way, follow the road round to the right turning into The Poplars, follow the road around to the right and you will find the parking for this property behind the back gate numbered 20. A for sale board will be located at the front of the property facing Waterloo Road.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



AWAITING FLOOR PLAN

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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