

Peter Clarke

THE PROPERTY



Riverside Cottage 3 The Pleck, Bidford-on-Avon, Alcester, B50 4BB



- Quiet position close to the River Avon
- Pedestrian right of way leading to the River Avon
- Attached stone cottage
- Two reception rooms, kitchen/breakfast room, utility and cloakroom
- Two/three bedrooms, shower room
- Parking, garage, good sized garden to the front of the property
- NO CHAIN



Guide Price £325,000

A charming attached two/three bedroom stone cottage situated in a conservation area down a quiet lane with large garden to front, parking and garage, and with pedestrian right of way leading down to the River Avon. NO CHAIN.

#### ACCOMMODATION

Front door to dining hall with dual aspect and exposed beams. Sitting room with dual aspect and exposed beams, coal effect gas fire. Kitchen/breakfast room with range of cupboards, one and a half bowl sink, Neff four ring hob, Neff built in oven and grill, space for fridge freezer, built in dishwasher, tiled floor, downlighters. Utility with space and plumbing for washing machine. Cloakroom with wc and wash basin.

First floor landing with downlighters. Bedroom One with dual aspect, fitted wardrobes and access to Worcester gas heating boiler. Bedroom Two with fitted wardrobes and drawers. Bedroom Three/Study with cupboard. Shower room with wc, wash basin and shower cubicle.

Outside, the garden is to the front with block paved driveway for several vehicles, lawned gardens with mature conifer trees, shrubs and planting. Concrete garage with double doors to front, power and light. Garden shed. Gate between the shed and the garage with a pedestrian right of way, leading to the River Avon.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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 heating to radiators.

**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 D.

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

**VIEWING:** By Prior Appointment with the selling agent.

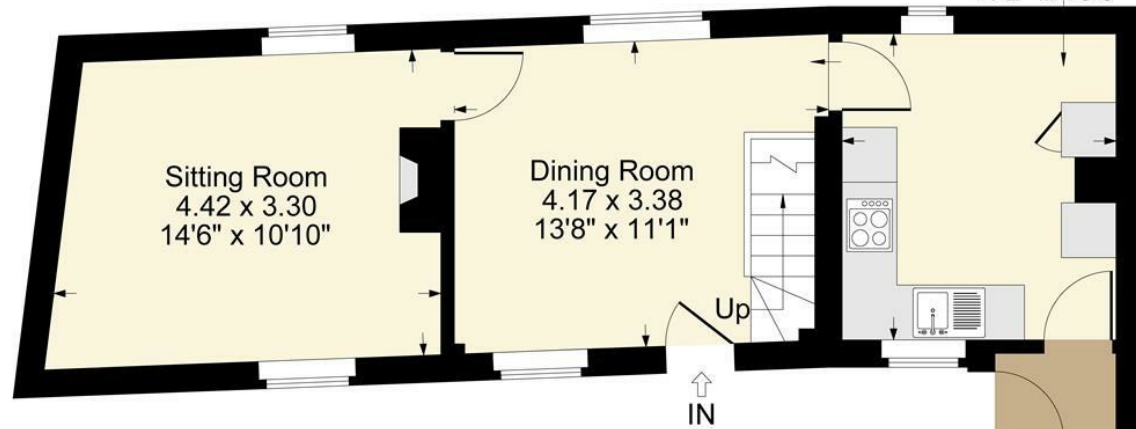


Riverside Cottage, 3 The Pleck, Bidford-on-Avon



First Floor

Kitchen/Diner  
3.40 x 3.05  
11'2" x 10'0"

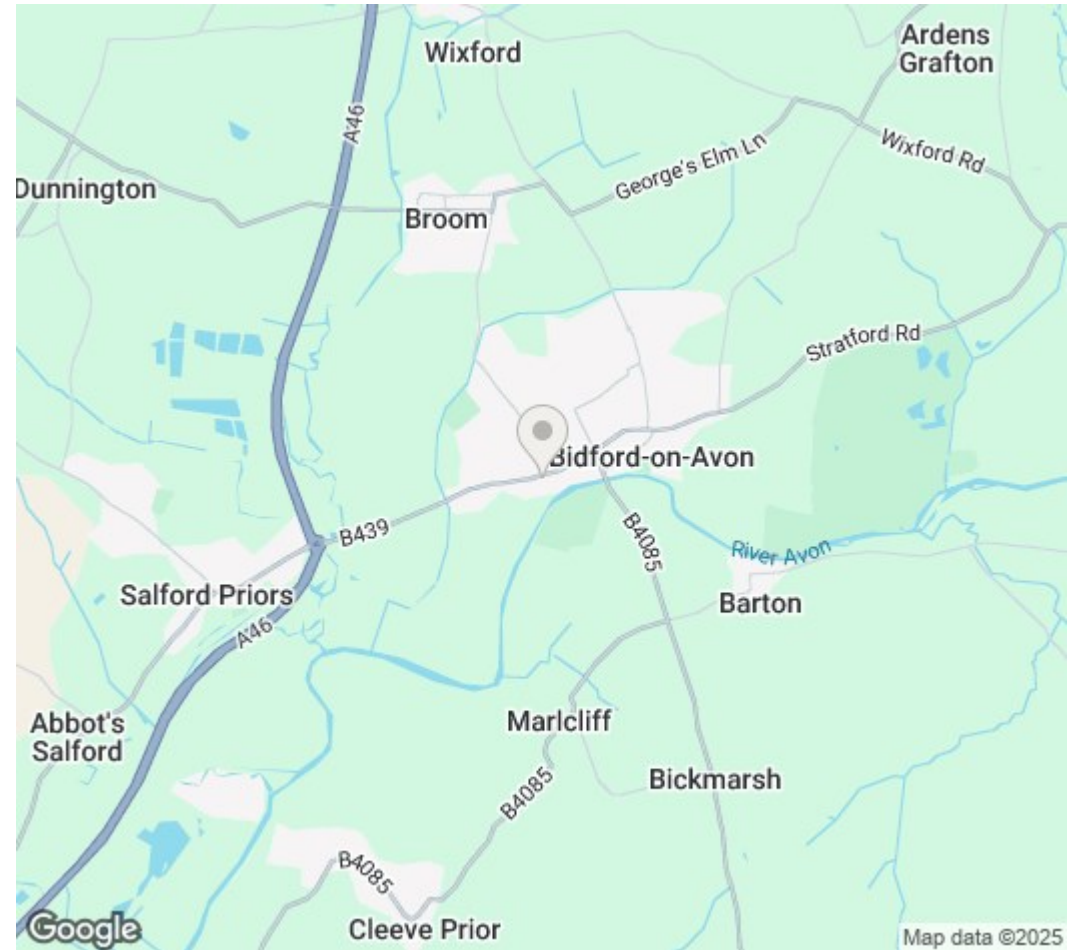
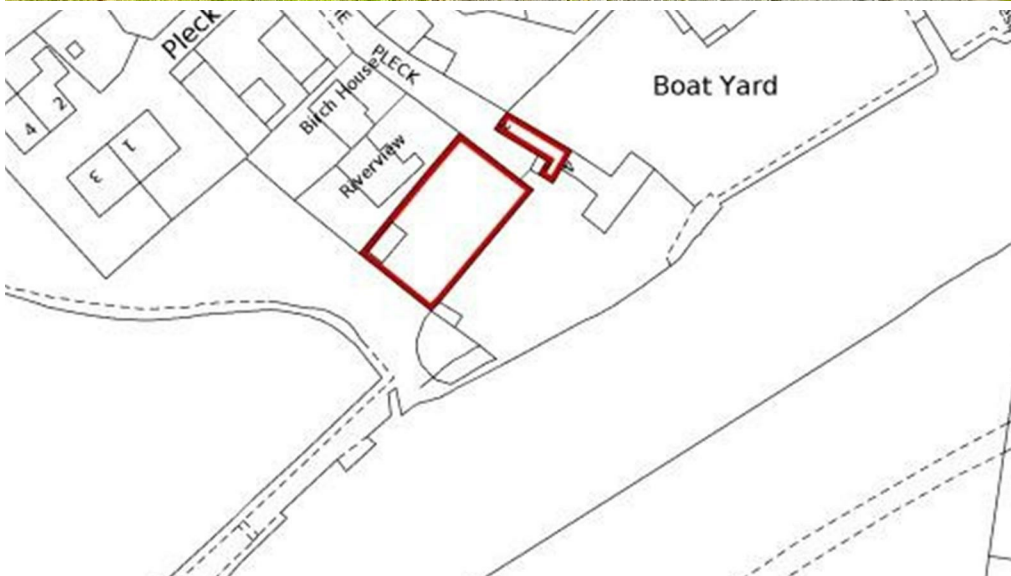


Ground Floor

Approximate Gross Internal Area  
Ground Floor = 44.08 sq m / 475 sq ft  
First Floor = 39.90 sq m / 430 sq ft  
Total Area = 83.98 sq m / 905 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. 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 and 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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