

Peter Clarke



8 Crawford Close, Bidford-on-Avon, Alcester, B50 4EJ

- NO CHAIN
- Two bedroom bungalow
- Long and wide driveway, garage and garden
- Open plan sitting/dining room and a kitchen/breakfast room
- Scope to add value (subject to planning)
- Viewing highly recommended



£280,000

NO CHAIN. A superb opportunity to purchase this two bedroom bungalow located in the village of Bidford on Avon with a range of local amenities and access to the A46 road networks.

ACCOMMODATION

Entrance hall with laminate flooring. Kitchen/Breakfast Room with window to rear, door to side, range of matching wall and base units with worktop incorporating sink with drainer and four ring gas hob with retractable extractor fan hood over, integrated oven, low level fridge and washing machine, tiled flooring. Utility Cupboard with window to rear and wall mounted combination boiler. Shower Room with loft hatch, opaque window to rear, shower cubicle with electric shower, wash hand basin and WC unit, tiled walls and flooring. Sitting Room with window to front, feature fireplace and fitted cupboard. Archway into Dining Area with window to rear. Bedroom with window to front. Bedroom with window to side.

Outside to front is a long and wide brick paved driveway leading to a Garage with up and over door, internal power and light, and pedestrian door to rear. To the rear is a mix of brick paved pathways, patios, laid to lawn with planted beds.

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 gas, water, electric 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.

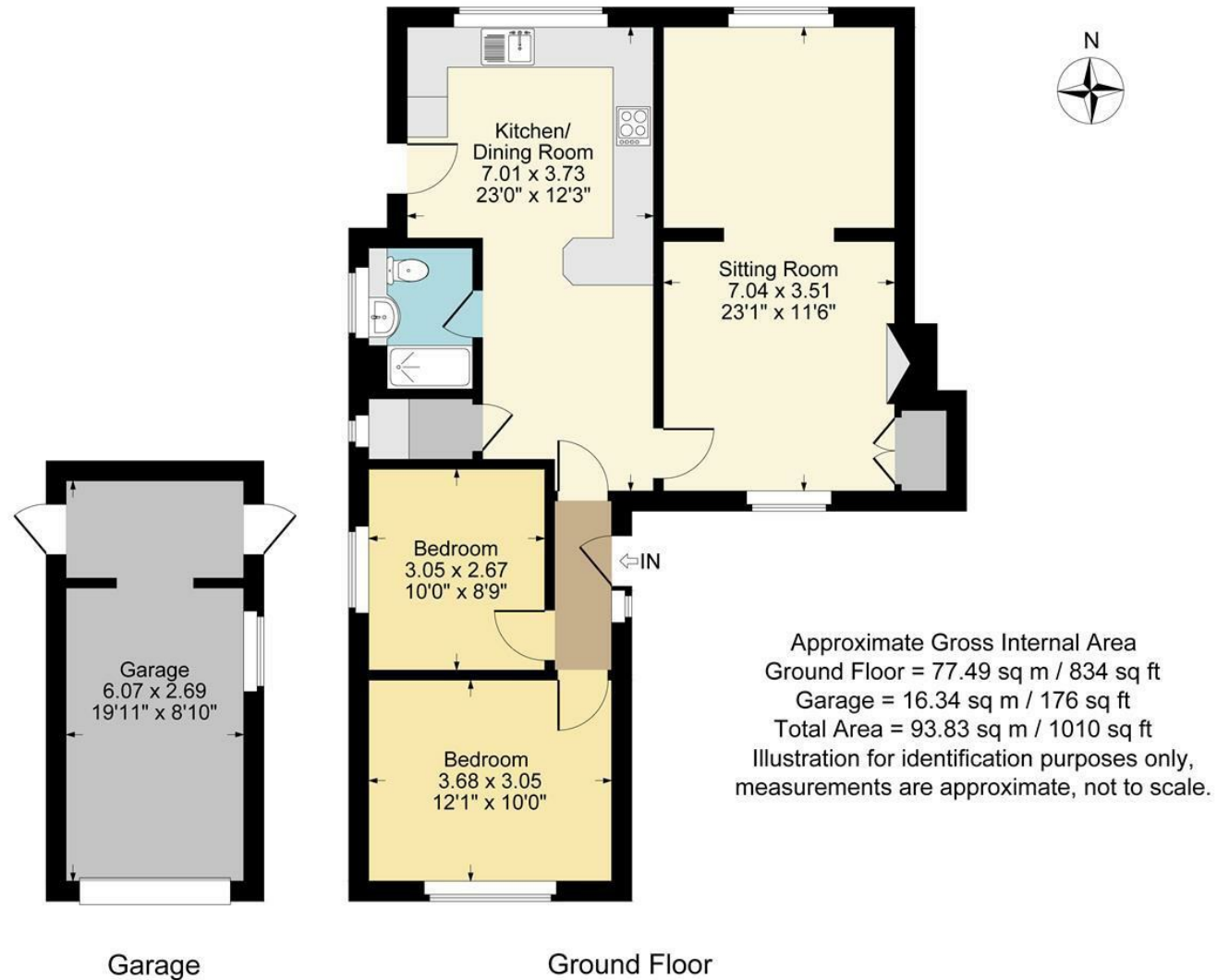
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

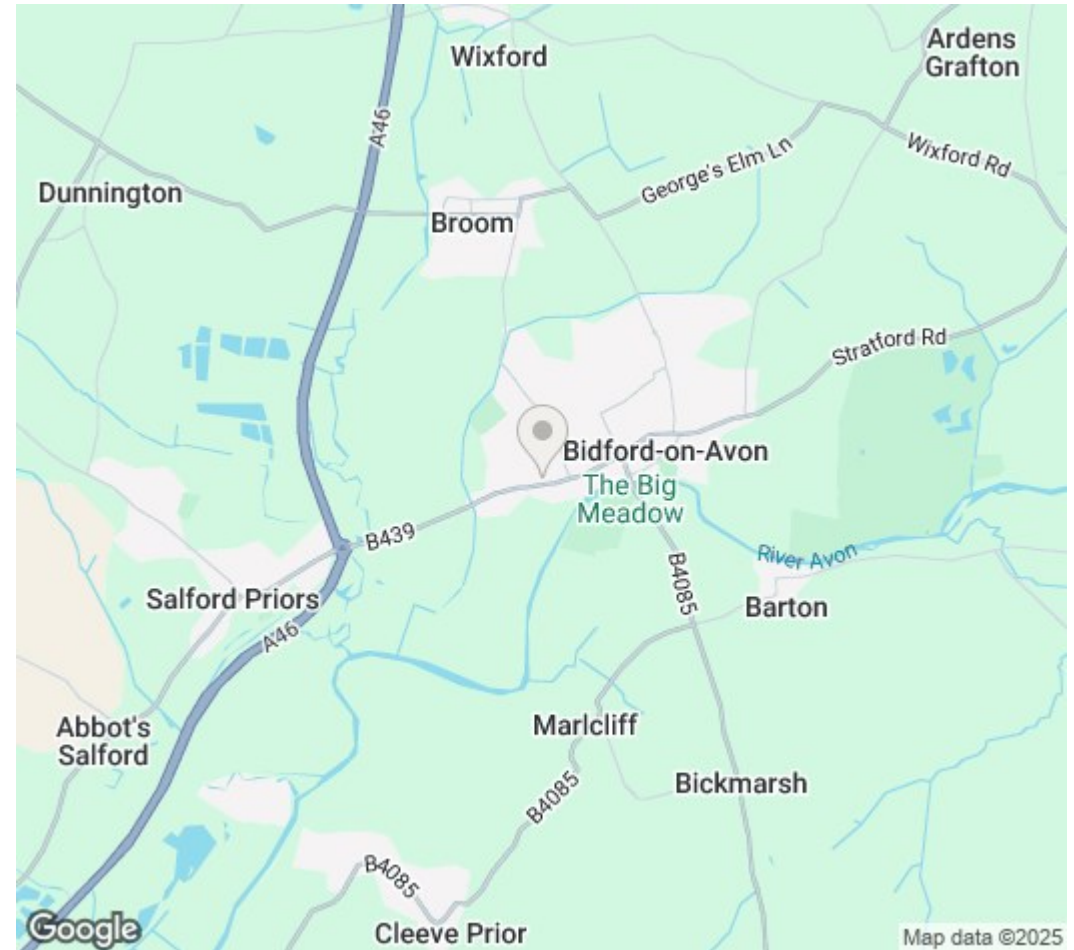
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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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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