

Peter Clarke



60 High Street, Bidford-on-Avon, Alcester, B50 4AB

- Walking distance of amenities
- Situated in the heart of Bidford
- Two bedrooms and wet room
- In need of modernisation and improvement
- Low maintenance rear garden
- Allocated parking



£240,000

In the very heart of Bidford on Avon, with the unusual benefit of allocated parking, is this two bedroom home in need of modernisation and improvement. This property offers great potential for incoming buyers to put their own stamp on it and very much make it their own, and is conveniently located within walking distance of the local amenities.

#### ACCOMMODATION

Entrance lobby. Cloakroom with wc and wash hand basin. Inner hall. Sitting room with double doors to garden. Dining/kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven with four ring gas hob and overhead extractor, space for appliances, doors to garden.

Landing with door to airing cupboard housing boiler, loft access. One double and one single bedroom. Wet room with height adjustable shower, wc and wall mounted wash hand basin.

Outside to the rear is a low maintenance paved garden with a gate to rear allowing pedestrian access to your allocated parking space, which is accessed via Saxonfields.

#### 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 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.

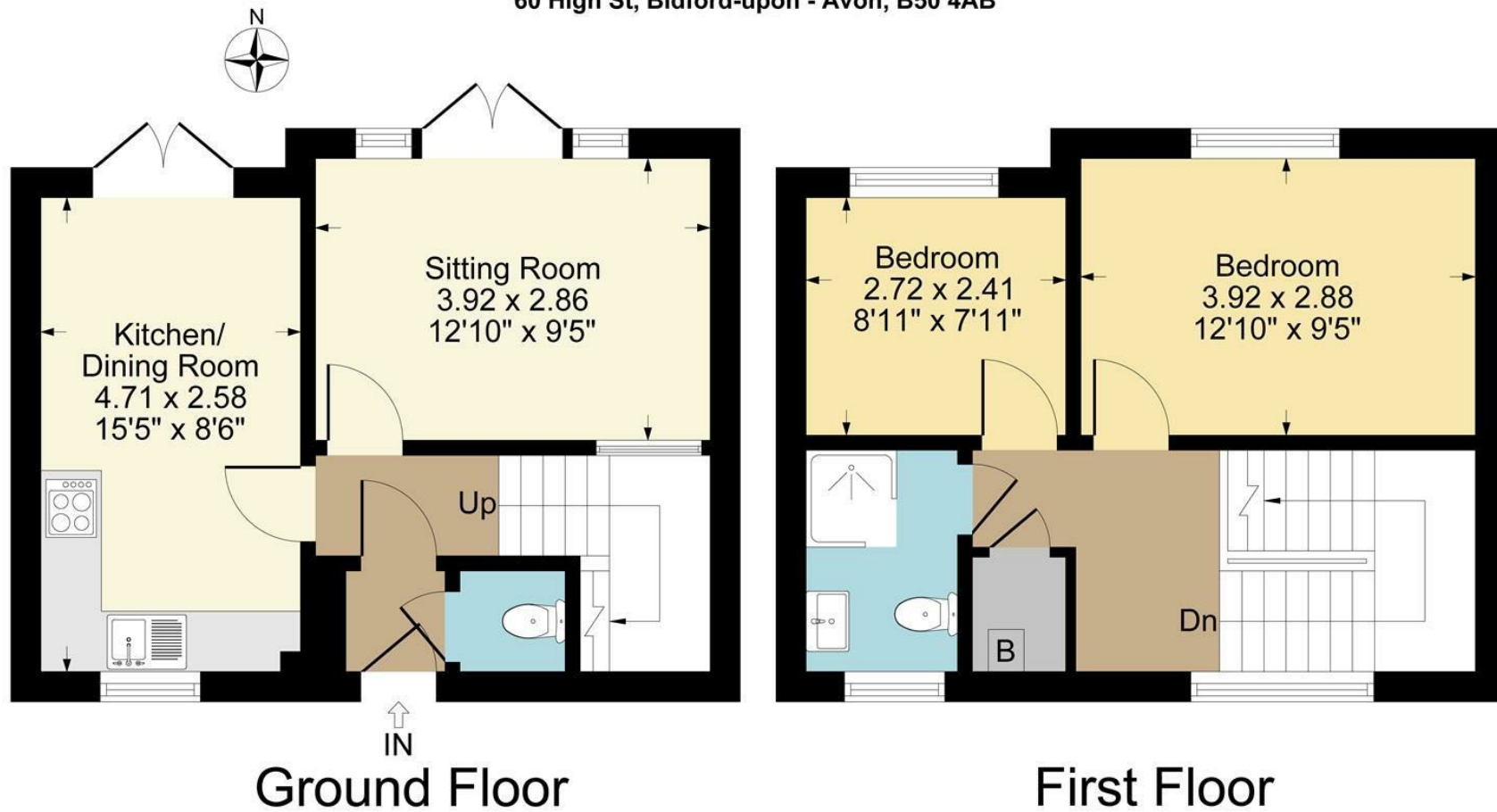
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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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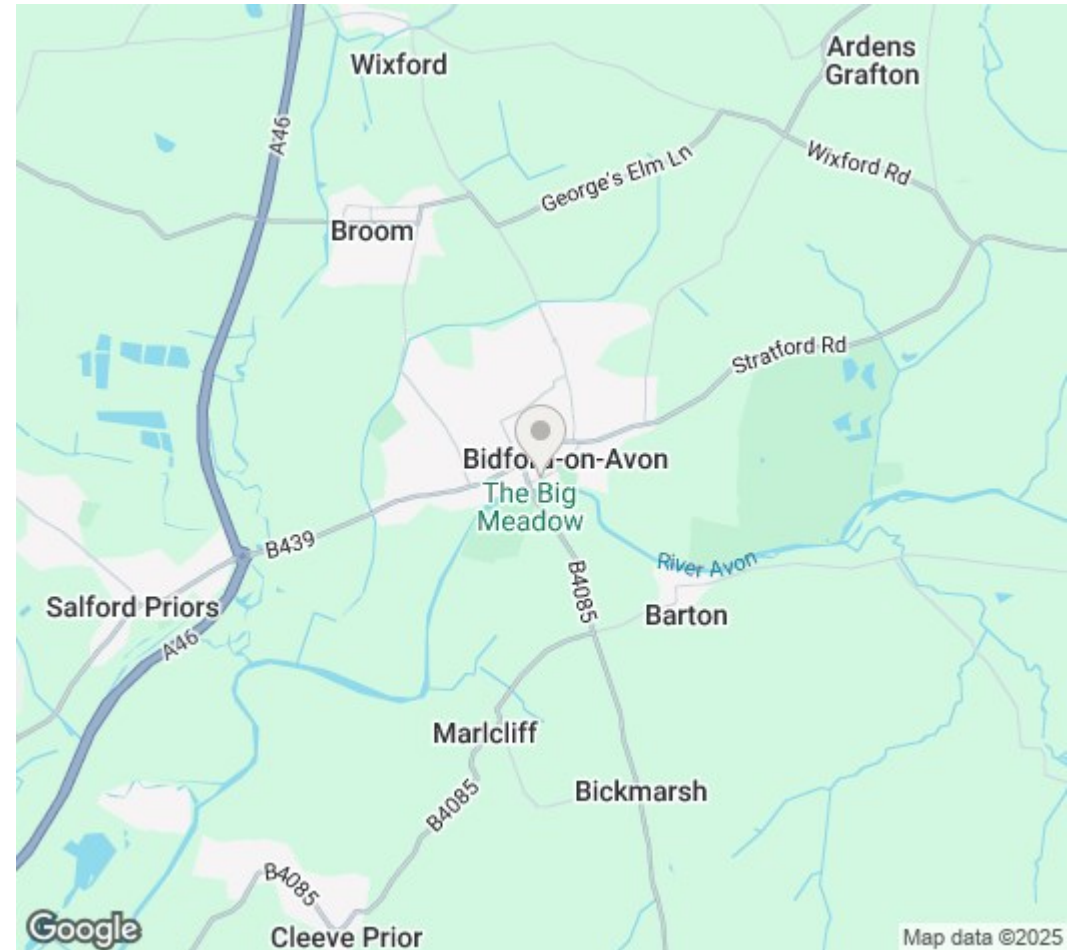


Approximate Gross Internal Area = 65.70 sq m / 707 sq ft

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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