

VILLAGE LOCATION



House - Detached

ST LAURENCE WAY BIDFORD-ON-AVON B50 4FF

Asking Price

£460,000

FEATURES

- Detached
- Two En-Suites
- Two Reception Rooms
- Utility Room
- Council Tax = F
- Five Bedrooms
- Double Garage
- Two Downstairs WC's
- EPC = TBC
- No Onward Chain



AVON
ESTATES

5 Bedroom House - Detached located in Alcester

Entrance Hall

Obscure double glazed front door, single panel radiator, storage cupboard understairs, tiled floor, telephone point and stairs leading to the first floor. Leads to the W/C, Sitting Room and Kitchen.

Downstairs WC

Obscure double glazed window to front aspect, low level w/c, pedestal wash hand basin, tiled splash back, tiled floor, single panel radiator.

Sitting Room

39'4" x 47'6"

Double glazed bay window to the front aspect, TV point, telephone point, double panel radiator, feature fire and fitted carpets.

Kitchen Breakfast Room

15'8 x 9

Two double glazed windows to the rear aspect, range of wall and base units with work surface over, one sink, drainer, mixer tap, tiled splash back, space for a five ring gas range with extractor fan over, built in dishwasher, space for an upright fridge/freezer and tiled floor. Leads to the Utility Room.

Utility Room

8'1 x 9

Double glazed door to the rear aspect, range of wall and base unit with work surface over, space and plumbing for a washing machine, space for a tumble dryer, tiled floor, extractor fan and wall mounted boiler. Leads to garage and WC.

WC

4'8 x 2'7

Obscure double glazed window to the side aspect, low level w/c, pedestal wash hand basin, tiled splash back, tiled floor, single panel radiator.

Dining Room

12'6 x 0'6

Double glazed french doors to rear aspect, single panel radiator and fitted carpet.

Landing

Airing cupboard with slatted shelving and tank. Fitted carpets and access to loft. Leads to all Five Bedrooms and Bathroom.

Master Bedroom

15'9 x 11'48

Double glazed windows to the front aspect, double fitted wardrobes, single panel radiator and fitted carpets. Leads to the En-Suite.

En-Suite

6'6 x 6'3

Obscure double glazed window to the front aspect, shower cubicle, low level w/c, wash hand basin, tiled splash back, single panel radiators, tiled floor, shaver point and extractor fan.

Bedroom 2

10'7 x 10

Double glazed window to the rear aspect, fitted double wardrobes, single panel radiator and fitted carpets.

Bedroom 3

10'7 x 10

Double glazed window to the front aspect, single panel radiator and fitted carpets.

Bedroom 4

8'8 x 14'6

Double glazed window to the rear aspect, telephone point, single panel radiator and fitted carpets.

Bedroom 5

8'4 x 7'7

Double glazed window to the rear aspect, double wardrobes, telephone point, single panel radiator, and fitted carpets.

Bathroom

6'9 x 6'1

Obscure double glazed window to the rear aspect, white three piece suite comprising bath with shower over, dual flush low level w/c, pedestal wash hand basin fitted in vanity unit, shaver point and extractor fan.

Rear Aspect

Enclosed landscaped garden, patio area, side gated access, pergola, greenhouse, courtesy lighting and outside cold water tap.

Front aspect

Lawn area with beds and boarders, path leading to the front door in storm porch and garage with off road parking for two.



Call us on

01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = F

Energy Rating = TBC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

AVON
ESTATES