

VILLAGE LOCATION



House - Semi-Detached

ICKNIELD CLOSE, BIDFORD-ON-AVON WARKS B50 4BZ

Offers In Excess Of

£260,000

FEATURES

- Riverside Village
- Three Bedrooms
- En-Suite to Bedroom One
- Off Road Parking & Garage
- Semi Detached
- Views Over Open Fields to the Rear
- Kitchen/Breakfast Room
- Energy Rating = C. Council Tax Band = C.



AVON
ESTATES

3 Bedroom House - Semi-Detached located in Alcester

Entrance Hall

Obscure front door to the side aspect. Leads to the W/C and Sitting Room.

W/C

Double glazed window to the front aspect, low level w/c, corner wash hand basin, tiled splash back, fitted carpet and single panel radiator.

Sitting Room

14'0" x 10'0"

Double glazed bay window to the front aspect, TV point, fire place, fitted carpet and double panel radiator. Leads to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

13'0" 8'0"

Double glazed window to the rear aspect, glazed door to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in electric oven, space and plumbing for a washing machine, space for a fridge/freezer, double panel radiator, wall mounted boiler, telephone point and spot lights.

Landing

With access to loft, fitted carpet, airing cupboard with slatted shelving. Leads to all Bedrooms and Bathroom.

Bedroom One

11'0" x 10'0"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, telephone point and fitted carpet. Leads to the En-Suite

En-Suite

Double glazed window to the front aspect, shower cubicle, Pedestal wash hand basin, single panel radiator and shaver point.

Bedroom Two

16'0" x 7'0"

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

Bedroom Three

11'0" x 6'1"

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

Bathroom

Obscure double glazed window to the rear aspect, three piece suite comprising of bath, low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

Rear Aspect

Enclosed garden with patio and shrubs.

Front Aspect

Garage

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the

purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = C

Energy Rating = TBC

Ground Floor

Approx. 422.0 sq. feet



First Floor

Approx. 406.5 sq. feet



Total area: approx. 828.5 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

