

BIDFORD-ON-AVON



House - Townhouse

# OLD SCHOOL MEAD BIDFORD-ON-AVON WORKS B50 4AW

Asking Price

£340,000

## FEATURES

- SALE AGREED Four Bedrooms
- Two Bathrooms
- Set over Three Floors
- Downstairs Reception Room
- First Floor Sitting Room
- Bidford-on-Avon
- Mature Garden
- Energy Rating = C. Council Tax Band = E



AVON  
ESTATES

# 4 Bedroom Home in Bidford-on-Avon

## Entrance Hall

Obscure double glazed front door, single panel radiator, storage cupboard, wood effect flooring and stairs leading to the first floor.

## Downstairs W/C

Dual flush w/c, pedestal wash hand basin, tiled splash back, wood effect flooring, single panel radiator and extractor fan.

## Snug/Dining Room

9'0" x 9'0"

Double glazed window to the front aspect, single panel radiator and wood effect flooring.

## Kitchen/Diner

14'1" x 12'0"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear 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 double electric oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer, storage cupboard, double panel radiator and tiled flooring.

## First Floor Landing

Fitted carpet and stairs leading to the second floor. Leads to Sitting Room and Master Bedroom.

## Sitting Room

14'1" x 12'0"

Two double glazed windows to the front aspect, double panel radiator and fitted carpet.

## Master Bedroom

12'1" x 9'0"

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

## En-Suite

Obscure double glazed window to the rear aspect, shower cubicle, dual flush w/c, pedestal wash hand basin, tiled splash back, single panel radiator, tiled flooring, shaver point with light and extractor fan.

## Second Landing

Airing cupboard with water tank, fitted carpet and single panel radiator. Leads to Bedrooms Two, Three and four and Family Bathroom.

## Bedroom Two

12'0" x 7'1"

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

## Bedroom Three

9'1" x 7'1"

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

## Bedroom Four

9'0" x 6'0"

Double glazed window to the front aspect, single panel radiator, fitted carpets and access to a boarded loft.

## Family Bathroom

Obscure double glazed window to the rear aspect, three piece suite comprising of bath with shower over, dual flush w/c, wash hand basin set into a vanity unit, single panel radiator, wood effect tiled flooring and extractor fan.

## Front Aspect

Beds and borders, storm porch, stoned area, courtesy lighting and path leading to the front door. Off road parking for three vehicles.

## Garage

With up and over door, power, lighting and electric car charging point on driveway.

## Rear Aspect

Enclosed rear garden laid to lawn with beds and borders, two decked areas, side gated access, courtesy lighting and outside cold water tap.

## 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 '' 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](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = E

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(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.

