

VILLAGE LOCATION



House - Terraced

HIGH STREET BIDFORD-ON-AVON B50 4BG

Asking Price

£260,000

FEATURES

- Mid Terrace Cottage
- Two Reception Rooms
- Double Glazing
- Fitted Kitchen
- Council Tax Band = B
- Village Location
- No Onward Chain
- Gas Central Heating
- Private Rear Garden
- Energy Rating = D



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2 Bedroom House - Terraced located in Alcester

ENTRANCE PORCH

Front door, two double glazed windows to the side aspect and fitted carpets. Leads to the Sitting Room.

SITTING ROOM

13'0" x 12'0"

Double glazed window to the front aspect, TV point, telephone point, Sky point, Oak flooring, single panel radiator, double panel radiator and space for an electric feature fire. Leads to the Dining Room.

DINING ROOM

12'0" x 8'0"

Double glazed window to the rear aspect, double panel radiator, Oak flooring, understairs storage cupboard and stairs leading to the first floor. Leads to the Kitchen.

KITCHEN

13'0" x 7'0"

Double glazed window to the rear aspect, double glazed window to the side aspect, double glazed door to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, built in gas hob with filter hood over, built in double oven, built in fridge/freezer, double panel radiator, spot lights, 'Karndean' flooring and cupboard housing a wall mounted boiler.

LANDING

Fitted carpets and double pane radiator. Leads to all Bedrooms and Bathroom

BEDROOM ONE

13'0" x 12'0"

Double glazed window to the front aspect with shutters, single fitted wardrobe, double panel radiator, fitted carpets and access to loft.

BEDROOM TWO

6'0" x 5'0"

Doble glazed window to the rear aspect and fitted carpets.

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, heated towel rail, 'Karndean' flooring, storage over the stairs, spot lights and extractor fan.

REAR ASPECT

Enclosed rear garden lid mainly to lawn with beds and borders, decked area, courtesy lighting, outside cold water tap, shed, tow brick built outbuildings one of which has power and lighting.

FRONT ASPECT

Gravelled area suitable to put pots with railings and path leading to the front door.

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 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

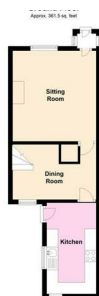
Anti Money Laundering

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

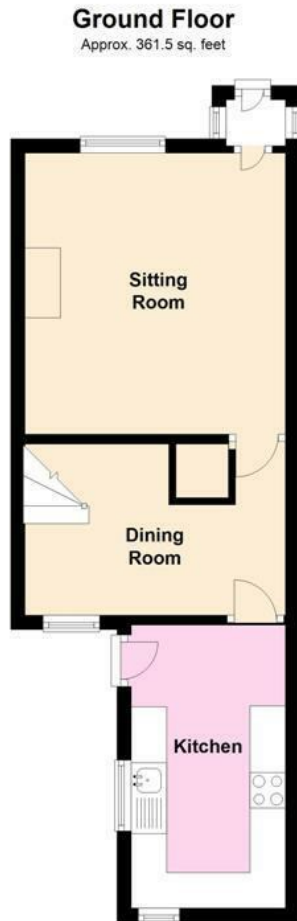
01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = B

Energy Rating = D



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Total area: approx. 633.8 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(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.

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