

WELL PRESENTED  
FAMILY HOME



House - Detached

# DAMSON WAY, BIDFORD ON AVON, B50 4NB

Asking Price

## £375,000

### FEATURES

- Three Bedroomed
- Ensuite To The Master
- Garage
- Energy Performance Rating = B
- Enclosed Garden
- Off Road Parking
- Council Tax Band = D



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# 3 Bedroom House - Detached located in Alcester

## Entrance Hall

6'11" x 10'10"

Obscure double glazed door, double panel radiator, storage cupboard, 'Karndean' flooring, stairs to first floor, leads to sitting room.

## Kitchen

10'01" x 19'05"

Double glazed windows to side aspect, double glazed 'French' doors to rear aspect, double panel radiator, range of wall and base units with work surface over, 1 and 1/2 bowl sink and drainer with mixer taps over, filter hood, built in gas hob, built in double electric oven, built in dishwasher, built in fridge freezer and 'Karndean' flooring.

## Sitting Room

9'08" x 19'05"

Two double glazed windows to rear aspect, one double glazed window to side aspect, wood effect flooring and two double panel radiators.

## Downstairs W/C

2'09" x 5'11"

Dual flush low level W/C, pedestal wash hand basin, 'Karndean' flooring and extractor fan.

## Utility Room

6'07" x 6'05"

Double glazed door to rear aspect, 'Karndean' flooring, range of wall and base units, double panel radiator, space for washing machine and wall mounted 'Potterton' boiler.

## Landing

10'01" x 7'07"

Obscure double glazed window to rear aspect, loft access with power and fitted carpet.

## Bedroom One

9'10" x 11'08"

Double glazed window to front aspect, double panel radiator, fitted carpet and leads to ensuite.

## Ensuite

Obscure double glazed window to front aspect, double shower cubicle, dual flush low level W/C, wash hand basin, tiled splash back, and double panel radiator.

## Bedroom Two

8'00" x 9'02"

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

## Bedroom Three

9'11" x 9'00"

Double glazed window to side aspect, double panel radiator and fitted carpet.

## Bathroom

7'05" x 6'03"

Obscure double glazed window to side aspect, 3 piece white suite, double panel radiator, low level W/C, wash hand basin, standard bath, extractor fan and shaver point and light.

## Front Aspect

Path leading to front door and side gate leading to side aspect/garden.

## Side Aspects

Enclosed garden, laid to lawn, patio area, side gated access, cold water tap, salon/shed with power, plumbing and lighting. Off road parking for five vehicles.

## Garage

9'09" x 19'08"

Up and over door and UPVC door to the rear.

## 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 'D' 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



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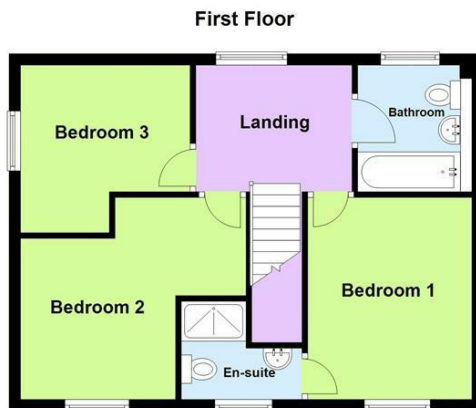
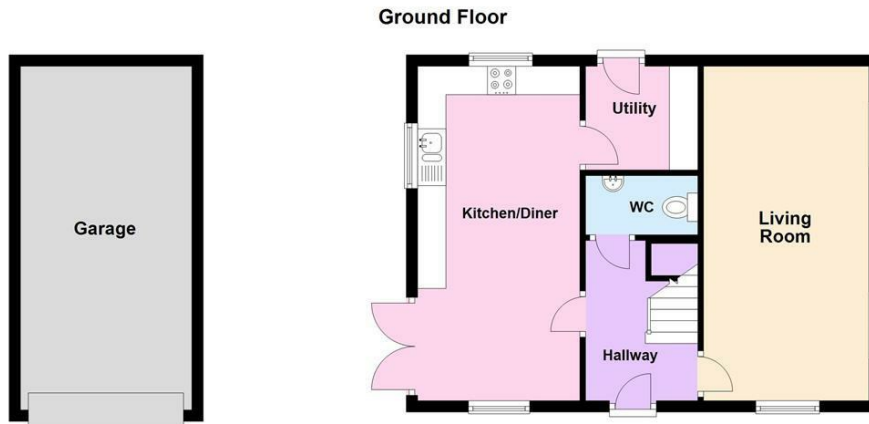
[sales@avonestates.net](mailto:sales@avonestates.net)

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

Council Tax Band

**B**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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.

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