

DETACHED FAMILY HOME



House - Detached

VALOR DRIVE, BIDFORD-ON-AVON, WARKS, B50 4NH

Asking Price

£369,950

FEATURES

- * UNDER OFFER * Bidford-on-Avon
- Detached Family Home on-Avon
- Three Bedrooms
- Two Bathrooms
- Downstairs W/C
- Modern Kitchen/Diner
- Garage and Off Road Parking
- Energy Rating= B. Council Tax Band = D



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3 Bedroom House - Detached located in Bidford-on-avon

Entrance Hall

Obscure double glazed front door, double panel radiator, wood effect flooring and stairs leading to the first floor. Leads to the Sitting Room

Sitting Room

19'7" x 9'8"

Double glazed window to the front aspect, double glazed 'French' doors to the rear aspect, wood effect flooring and double panel radiator.

W/C

Dual flush low level w/c, pedestal wash hand basin and wood effect flooring.

Kitchen/Diner

18'8" x 9'5"

Double glazed window to the front aspect, double glazed window to the rear aspect, range of modern wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in gas hob with filter hood over, built in double electric oven, built in dishwasher, built in fridge/freezer, double panel radiator and wood effect flooring.

Utility Room

6'7" x 5'11"

Range of wall and base units with worktop over, space and plumbing for a washing machine, space for a tumble dryer and double panel radiator.

Landing

Obscure double glazed window to the rear aspect, single panel radiator, fitted carpet and access to loft.

Bedroom One

11'10" x 9'10"

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

En-Suite

Obscure double glazed window to the front aspect, double shower cubicle, dual flush low level w/c, pedestal wash hand basin and tiled flooring.

Bedroom Two

9'3" x 8'8"

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

Bedroom Three

10'0" x 9'6"

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

Bathroom

Obscure double glazed window to the rear aspect, three piece suite comprising of bath with shower over, low level w/c and pedestal wash hand basin.

Rear Aspect

Enclosed rear garden with beds and borders, side gated access and outside cold water tap.

Front Aspect

Lawn, beds and borders, path leading to the front door and driveway leading to the garage. Off road parking for three vehicles.

Garage

With up and over 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 '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



Call us on

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Council Tax Band = D

Energy Rating = B

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Ground Floor



First Floor



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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