

NO ONWARD CHAIN



House - Detached

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

Asking Price

## £260,000

### FEATURES

- No Onward Chain
- Three Bedrooms
- Downstairs WC
- Council Tax Band -C
- Semi Detached
- En-suite To Bedroom One
- Riverside Village
- Energy Performance Rating - TBC



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# 3 Bedroom House - Detached located in Bidford-On-Avon

## Entrance Hall

Obscure double glazed door, fitted carpet and leads to Downstairs WC.

## Downstairs WC

Obscure double glazed window to front aspect, dual flush low level WC, wash hand basin, tiled splash back and heated towel rail.

## Sitting Room

9'11" x 17'3"

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

## Kitchen

8'0" x 13'0"

Double glazed window to rear aspect, double glazed door to rear aspect, double panel radiator, wood effect lino flooring, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splash back. Filter hood, built in gas hob, built in electric oven, space for washing machine, space for fridge/freezer and wall mounted 'Worcester' boiler.

## Landing

Loft access, fitted carpet and airing cupboard with slatted shelving.

## Bedroom One

11'11" x 10'2"

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

## Ensuite

Obscure double glazed window to front aspect, shower cubicle, pedestal wash hand basin, single panel radiator and wood effect flooring.

## Bedroom Two

7'7" x 16'9"

Double glazed window to front aspect, double glazed window to rear aspect and wood effect flooring.

## Bedroom Three

6'11" x 8'6"

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

## Bathroom

Obscure double glazed window to rear aspect, three piece white suite, single panel radiator, dual flush WC, pedestal wash hand basin with splash back, standard bath with shower over on tap.

## Rear Aspect

Enclosed garden, beds and borders, patio and access to garage.

## Front Aspect

## Garage

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 '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

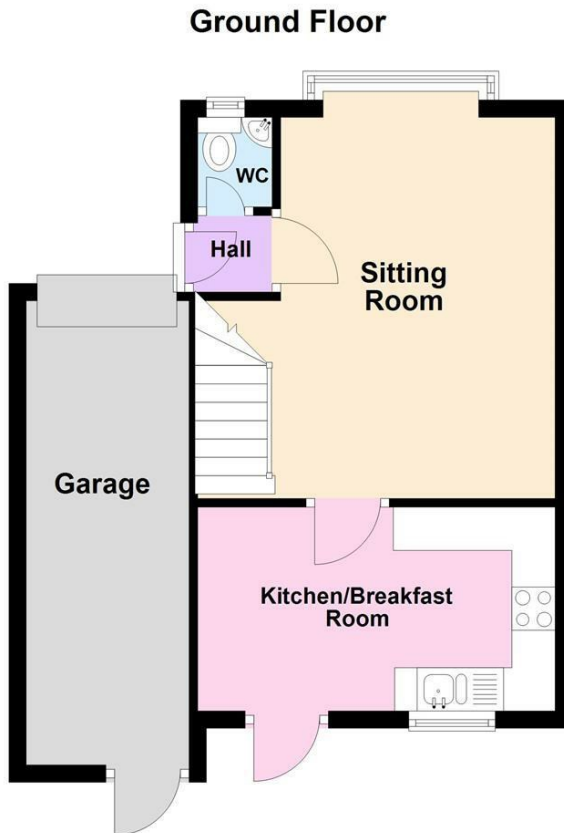
01386 257180

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Council Tax Band C

Energy Rating = TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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