

END TERRACE



House - End Terrace

# HIGH STREET, BIDFORD ON AVON, ALCESTER, B50 4NN

Asking Price  
**£310,000**

## FEATURES

- \* No Onward Chain \*
- End Terrace
- Off Road Parking
- Council Tax Band - B
- Three Bedrooms
- Conservatory
- Enclosed Garden
- Energy Performance Rating - C



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# 3 Bedroom House - End Terrace located in Alcester

## Entrance Hall

Obscure double glazed front door, ceramic tiled flooring, single panel radiator, telephone point, stairs to the first floor and an archway which leads to the Kitchen.

## Kitchen/Dining Area

12'1" max x 16'5" max

Double glazed windows to the front aspect, double glazed window to the side aspect, single panel radiator, range of wall and base units with work surface over, ceramic tiled flooring, extractor fan, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, storage cupboard under the stairs, one and a half bowl sink with drainer, tiled splashback, built in ceramic hob, built in electric oven and leads to the Sitting Room.

## Sitting Room

15'9" x 10'6"

Double glazed windows to rear aspect, TV point, fitted carpet, double glazed patio door to conservatory and single panel radiator.

## Conservatory

Wood flooring and double glazed patio doors to side aspect.

## Landing

Access to boarded loft, fitted carpet, single panel radiator and doors leading to all rooms.

## Master Bedroom

13'1" x 8'9"

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

## Bedroom Two

Double glazed window to front aspect, single panel radiator, fitted carpet and telephone point.

## Bedroom Three

9'10" x 6'8"

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

## Bathroom

Two double glazed windows to front aspect, heated towel rail, spotlights, four piece white suite comprising of a dual flush WC, pedestal wash hand basin with splashback, bidet and a separate corner shower.

## Front Aspect

Block paving and path leading to the front door.

## Rear Aspect

Enclosed garden, patio, side gated access, cold water tap, outside power point and shed with power and lighting.

## 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



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Council Tax Band - B

Energy Performance Rating - C



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Total area: approx. 895.2 sq. feet

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            | 87        |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  | 73                         |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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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