

RETIREMENT BUNGALOW



Bungalow - Terrace

ICKNIELD COURT, BIDFORD ON AVON, ALCESTER, B50 4AZ

Asking Price
£165,000

FEATURES

- ** SOLD ** Bungalow
- Village Location
- Conservatory
- Shower Room
- Two Bedrooms
- Council Tax Band - B
- Energy Performance Rating - E



AVON
ESTATES

2 Bedroom Bungalow - Terrace located in Alcester

Entrance Hall

Obscure double glazed front door. fitted carpet, two storage cupboards, emergency pull cord and Dimplex electric heater. Leads to the Shower Room, Sitting Room and Bedrooms

Sitting Room

15'1" x 10'1"

Double glazed sliding doors to the rear aspect, fitted carpet and electric Quantum Dimplex heater.

Kitchen

12'4" x 7'1"

Double glazed window to the front aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, modern splash back, built in electric hob with filter hood over, built in Neff electric oven, space and plumbing for a washing machine, space for a fridge/freezer and pull cord.

Conservatory

11'1" x 9'0"

Double glazed conservatory with double glazed sliding doors to the side aspect, tiled flooring and electric heater.

Bedroom One

11'0" x 10'4"

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

Bedroom Two

7'0" x 6'9"

Double glazed window to the front aspect and wall mounted heater.

Shower Room

White three piece suite with double shower, dual flush w/c, pedestal wash hand basin, heated towel rail, wall mounted electric heater and extractor fan.

Rear Aspect

Patio area, beds and borders and outside cold water tap.

Front Aspect

Lawn area with beds and borders, slabbed path leading to the front door and storage cupboard.

Tenure Leasehold

70% share of ownership. We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

87 Years remaining on lease. Maintenance Charge is £2007.60 per annum.

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 Performance Rating - E

AVON
ESTATES



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

AVON
ESTATES