

SOUTH WEST FACING
GARDEN

House - Detached

ST LAURENCE WAY, BIDFORD-ON-AVON WORKS B50 4FG

Asking Price

£425,000

FEATURES

- ** SALE AGREED ** No Onward Chain
- Study/Potential Fifth Bedroom
- Two Reception Rooms
- Double Garage
- Council Tax Band = E
- Detached Four bedroom Home
- En-Suite to Bedroom One
- South West Facing Garden
- Off Road Parking
- Energy Rating = C



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4 Bedroom Detached Home in Bidford-on-Avon

Entrance Hallway

Obscure double glazed front door, double glazed window to the rear aspect, two single panel radiators, understairs storage cupboard and fitted carpet. Leads to the W/C, Sitting Room, Dining Room, Kitchen and Study/Music Room

Study/Potential Fifth Bedroom

9'0" x 6'9"

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

Downstairs WC

Obscure double glazed window to the rear aspect, dual flush low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

Dining Room

13'1" x 9'8"

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

Kitchen/Breakfast Room

11'3" x 10'2"

Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with extractor fan over, built in double electric oven, space and plumbing for a dishwasher, space for a fridge/freezer, spot lights, single panel radiator and wood effect flooring.

Utility

6'5" x 4'8"

Double glazed door to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, splash back, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing boiler, spot lights and wood effect flooring.

Sitting Room

14'6" x 13'0"

Double glazed 'French' doors to the rear aspect, TV point, two double panel radiator, feature gas fire and fitted carpet. Leads to the Conservatory.

Conservatory

11'0" x 10'7"

Double glazed and brick construction, double glazed double doors to the side aspect, ceiling fan and wood effect flooring.

Landing

Double glazed window to the rear aspect, fitted carpet, airing cupboard with slatted shelving and access to loft. Leads to All Bedrooms and Bathroom.

Bedroom One

11'4" x 11'1"

Double glazed window to the side aspect, double fitted wardrobes, single panel radiator and TV point. Leads to the En-Suite

Ensuite

Obscure double glazed window to the front aspect, double shower cubicle, dual flush low level w/c, wash hand basin set into a vanity unit, tiled splash back, spot lights, heated towel rail, wood effect flooring and extractor fan.

Bedroom Two

13'2" x 8'9"

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

Bedroom Three

10'3" x 9'8"

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

Bedroom Four

9'0" x 6'6"

Double glazed window to the side aspect, double glazed window to the front aspect, single fitted wardrobe, single 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, tiled splash back and double panel radiator.

Rear Aspect

Enclosed rear garden laid mainly to lawn, patio area, established cherry and plum trees, blackberry bush, side gated access, courtesy lighting and outside cold water tap.

Front Aspect

Courtesy lighting, slate area suitable for pots, and driveway providing off road parking for two vehicles. Leads to the double garage.

Double Garage

Two up and over doors, power, lighting and pedestrian door to the rear aspect.

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 'E' 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 = E

Energy Rating = C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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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