

NO ONWARD CHAIN



House - Terraced

CROMPTON AVENUE, BIDFORD ON AVON, B50 4DG

Asking Price
£275,000

FEATURES

- Village Location
- Three Bedrooms
- Off Road Parking
- Pond
- Council Tax Band - B
- Terraced House
- Kitchen/Diner
- Outdoor Brick Built Shed
- Outdoor Utility Room
- Energy Performance Rating -D



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3 Bedroom House - Terraced located in Bidford-On-Avon

Entrance Hall

Obscure double glazed door, two obscure double glazed fixed windows, double panel radiator, fitted carpet and stairs to first floor.

Outdoor WC

Obscure window to side aspect, wall mounted wash hand basin, low level WC and tiled floor.

Sitting Room

Double glazed window to front aspect, fitted carpet, double panel radiator and gas feature fire.

Kitchen/Diner

Double glazed window to rear aspect, obscure double glazed door to rear aspect, tiled floor, range of wall and base units with work surface over. One and a half bowl sink with drainer, mixer taps and tiled splashback. Filter hood, space for washing machine, space for dishwasher, space for fridge/freezer, space for 'Range' cooker and pantry style cupboard with wall mounted boiler.

Outdoor Utility Room

Window to rear aspect, tiled floor, worktop, range of wall and base units, space for tumble dryer and space for a freezer.

Landing

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

Bedroom One

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

Bedroom Two

Two double glazed windows to rear aspect, fitted single cupboard, single panel radiator and fitted carpet.

Bedroom Three

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

Bathroom

Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and standard bath with shower over. Single panel radiator, fitted carpet and extractor fan.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, decked area, side gated access to shared alleyway, courtesy lighting, cold water tap, pond, shed and greenhouse.

Outdoor Brick Built Shed

Power and lighting.

Front Aspect

Beds and borders, courtesy lighting, gravelled drive for two vehicles, path leading to rear access and front 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 '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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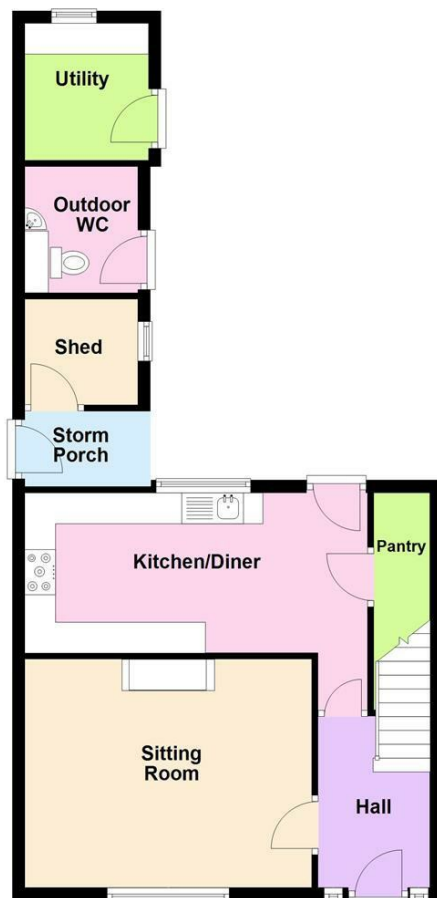
www.avonestates.net

Council Tax Band - B

Energy Performance Rating - D

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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