

CHARMING DETACHED
PROPERTY



House - Detached

VICTORIA ROAD, BIDFORD ON AVON, ALCESTER, B50 4AR

Asking Price
£440,000

FEATURES

- Three Bedrooms
- Charming Property
- Garage
- Large Rear Garden
- Council Tax Band - D
- Detached
- Study/Boot Room Extension
- Off Road Parking
- Village Location
- Energy Performance Rating - C



AVON
ESTATES

3 Bedroom House - Detached located in Alcester

Entrance Hall

Obscure double glazed door, single panel radiator, parquet flooring, stairs to first floor, leads to WC, Utility, Sitting Room, Dining Room & Kitchen.

Downstairs WC

Obscure double glazed door to side aspect, high level WC, wash hand basin with tiled splashback and parquet flooring under carpet.

Sitting Room

12'6" x 14'9"

Double glazed window to rear aspect, double glazed 'French' doors to side aspect, TV point, Sky point, parquet flooring under fitted carpet, single panel radiator and gas feature fire.

Dining Room

10'9" x 9'8"

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

Kitchen

10'9" x 10'4"

Double glazed window to front aspect, double panel radiator, 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. Spotlights, filter hood, space for a dishwasher, space for a fridge/freezer, space for a gas Range cooker and leads to Study/Boot Room.

Utility Room

7'9" x 8'1"

Double glazed window to side aspect, range of wall and base units with sink, drainer, taps and splashback. Space for washing machine and tumble dryer, space for fridge/freezer and leads to Garage.

Garage

8'1" x 16'9"

Double glazed window to side aspect, up and over door, wall mounted 'Worcester' boiler, power and lighting.

Study Space/Boot Room

15' x 5'7"

Double glazed window to front aspect, obscure double glazed door to rear aspect, 'Velux' roof light, tiled floor, electric underfloor heating and spotlights.

Landing

Double glazed window to side aspect, access to loft with ladder, fitted carpet, airing cupboard with radiator and leads to all Bedrooms and Bathroom.

Master Bedroom

12'7" x 12'7"

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

Bedroom Two

12' x 10'4"

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

Bedroom Three

10'4" x 9'9"

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

Bathroom

Obscure double glazed window to front aspect, three piece suite comprising of pedestal wash hand basin with splashback, roll top bath and separate shower cubicle. Heated towel rail, single panel radiator, spotlights and extractor fan.

WC

Obscure double glazed window to front aspect and low level WC.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders. Patio, side gated access, courtesy lighting, cold water tap, small garden shed, greenhouse and kitchen garden.

Front Aspect

Gated drive providing off road parking for up to 5 vehicles, lawn, beds and border. Courtesy lighting and storm porch.

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 'D' 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 - D
Energy Performance Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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.

