

IN NEED OF UPDATING



House - Terraced

FALCON CRESCENT BIDFORD-ON-AVON B50 4DB

Asking Price

£275,000

FEATURES

- No Onward Chain
- Three Bedrooms
- Village Location
- Council Tax Band = B.
Energy Rating = C
- In Need of Modernisation
- Communal Parking
- Two Reception Rooms



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3 Bedroom Terraced House Located in Bidford-on-Avon

Entrance Hallway

Obscure double glazed front door, double panel radiator, fitted carpet and storage cupboard. Leads to the W/C.

Downstairs W/C

Obscure window to the the front aspect, low level w/c, wash hand basin set into a vanity unit and tiled splash back.

Sitting Room

18'0" x 10'0"

Double glazed window to the rear aspect, double glazed sliding doors to the rear aspect, fitted carpet, single panel radiator and feature fireplace.

Kitchen/Breakfast Room

16'0" x 11'11"

Window to the front aspect, range of wall and base units with worktop over, built in gas hob, built in double electric oven, space and plumbing for a dishwasher, double panel radiator and tiled floor. Leads to the Dining Room

Utility Cupboard

Space and plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer.

Dining Room

10'0" x 7'0"

Window to the front aspect and door to the rear aspect.

Landing

Cupboard, fitted carpet and access to loft.

Bedroom One

13'11" x 10'0"

Triple glazed window to the rear aspect, double wardrobes and single panel radiator.

Bedroom Two

11'11" x 10'0"

Window to the front aspect, single panel radiator and fitted carpet.

Bedroom Three

12'0" x 5'0"

Window to the front aspect, single panel radiator, fitted carpet and cupboard over the stairs.

Bathroom

Obscure window to the front aspect, bath with shower over, low level w/c, pedestal wash hand basin and tiled floor.

Rear Aspect

Enclosed rear garden with established beds and borders and rear gated access.

Front Aspect

Beds and borders.

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



Call us on

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Council Tax Band = B

Energy Rating = C

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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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