

BOO'TIFULLY
PRESENTED PROPERTY



House - End Terrace

TOWER HILL, BIDFORD ON AVON, B50 4DZ

Asking Price
£289,000

FEATURES

- Extensively Refurbished And Tastefully Modernised
- Log Burner
- Wooden Worktops
- Astro Turf
- Council Tax Band - C
- Three Bedrooms
- Oak Doors Throughout
- Built In Appliances
- Driveway Providing Off Road Parking
- Energy Performance Rating - C



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3 Bedroom House - End Terrace located in Alcester

Sitting Room

15'6" x 13'

Oak front door with obscure double glazing, double glazed window to front aspect, TV point, Telephone point, wood flooring, double panel radiator, log burner and a built in bookcase either side of the chimney.

Kitchen/Diner

15'6" x 13'

Double glazed window to side aspect, tiled flooring, range of wall and base units with wooden work surface over. 'Belfast' sink with mixer taps and tiled splash back. Spotlights, filter hood, built in slimline dishwasher, built in washing machine, built in fridge/freezer, space for Range cooker, pantry style cupboard and double glazed Oak door to garden.

Landing

Double glazed window to side aspect and fitted carpet.

Bedroom One

10'6" x 9'6"

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

Bedroom Two

10'1" x 9'2"

Double glazed window to side aspect, fitted cupboard, double panel radiator, fitted carpet and loft access which is boarded and insulated.

Bedroom Three

13' x 4'9"

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

Bathroom

Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, wash hand basin in vanity and standard bath with shower over. Heated towel rail, tiled floor, spotlights and extractor fan.

Front Aspect

Power point, beds and borders, courtesy lighting to side, storm porch and stoned driveway.

Rear Aspect

Enclosed garden, patio, Astro turf, side gated access, courtesy lighting, cold water tap, power point and shed. The 'shed' could be a future home office as it's large and has heating, lighting & power.

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 'C' 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



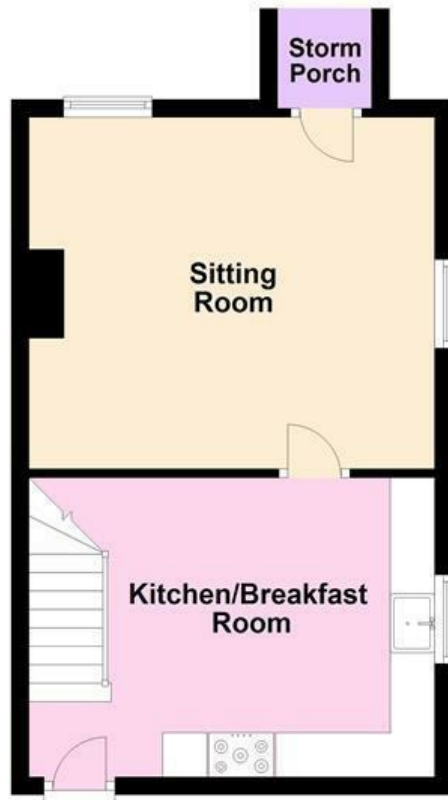
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Council Tax Band - C

Energy Performance Rating - C

Ground Floor
Approx. 377.9 sq. feet



First Floor
Approx. 335.4 sq. feet



Total area: approx. 713.3 sq. feet

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) <i>Not energy efficient - higher running costs</i>		69	83
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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