



Grange Road, Bidford-on-Avon

B50 4BY

Jeremy
McGinn & Co

Available at
Asking Price £350,000



Occupying a prime position on highly sought-after Grange Road, this beautifully presented three-bedroom character cottage offers charming and versatile accommodation in the heart of the popular riverside village of Bidford-on-Avon.

Perfectly placed for village life, the property is within easy walking distance of Bidford's excellent range of everyday amenities, whilst the historic town of Stratford-upon-Avon and the beautiful Cotswolds are both within a short drive. Combining character, comfort and a particularly convenient location, the property would make a fabulous permanent home, weekend retreat or holiday let.

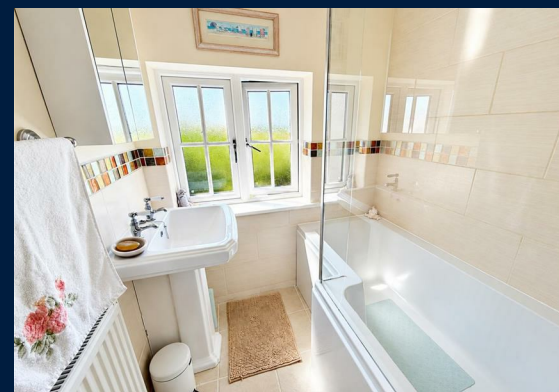
The accommodation benefits from gas central heating and uPVC double glazing and is approached through a welcoming reception hall, with a useful guest cloakroom/WC. The charming sitting room provides an inviting space in which to relax, whilst the fitted dining kitchen offers ample room for both cooking and dining and includes a range of integrated appliances.

To the first floor, the well-proportioned main bedroom is a particular feature, enjoying far-reaching views, whilst a comfortable guest bedroom and useful third bedroom provide excellent flexibility for family, visitors or home working. The accommodation is completed by a bathroom and separate WC.

Outside, the property continues to impress with a generous front courtyard, creating a wonderful space for alfresco dining, entertaining and relaxing. The courtyard also offers the potential to provide off-road parking, subject to any necessary consents.

A delightful character home in one of Bidford-on-Avon's most desirable locations, combining village convenience, attractive accommodation and excellent access to Stratford-upon-Avon and the Cotswolds. Viewing is highly recommended.





Tax Band: C

Council: Stratford District Council

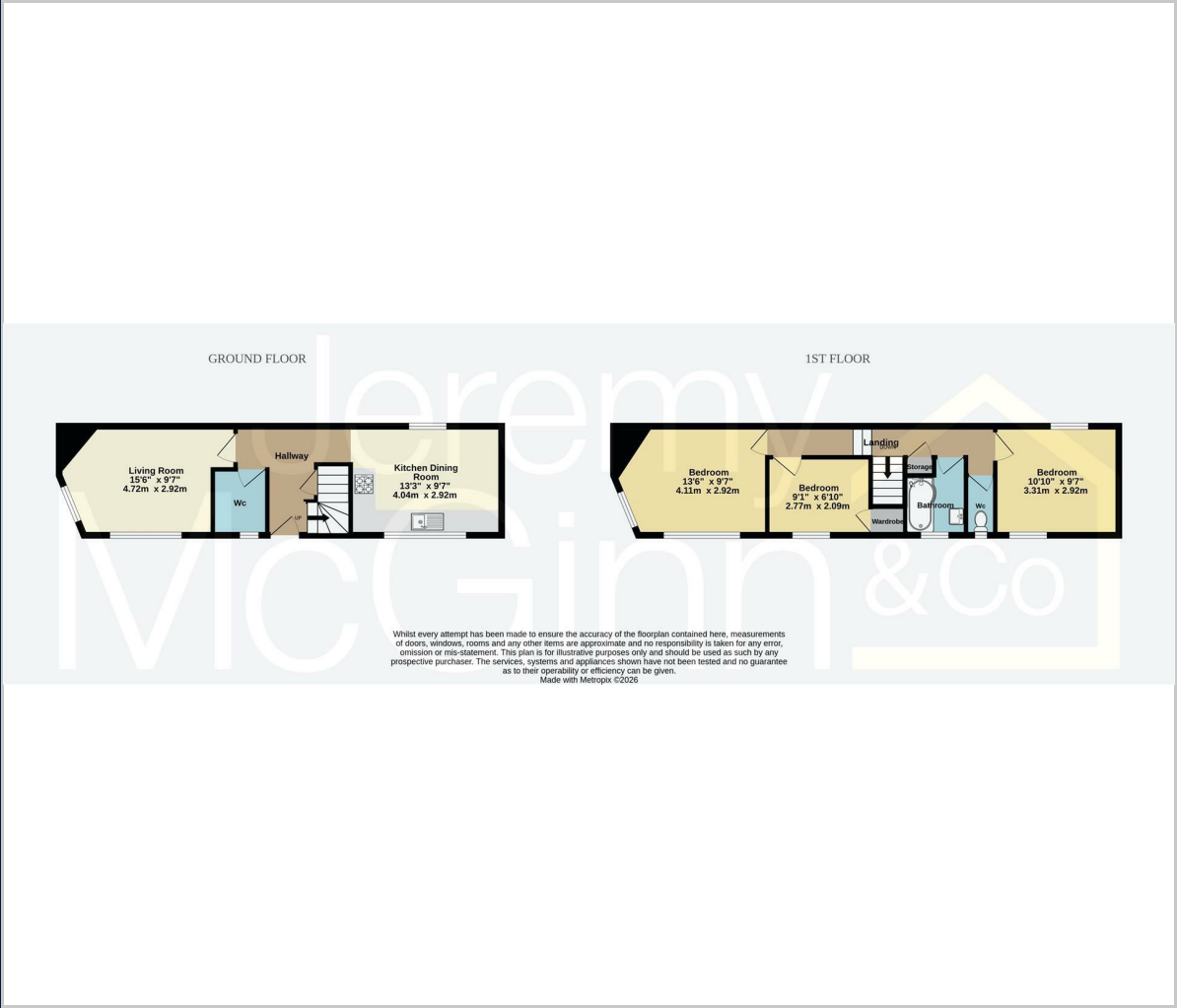
Tenure: Freehold

Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

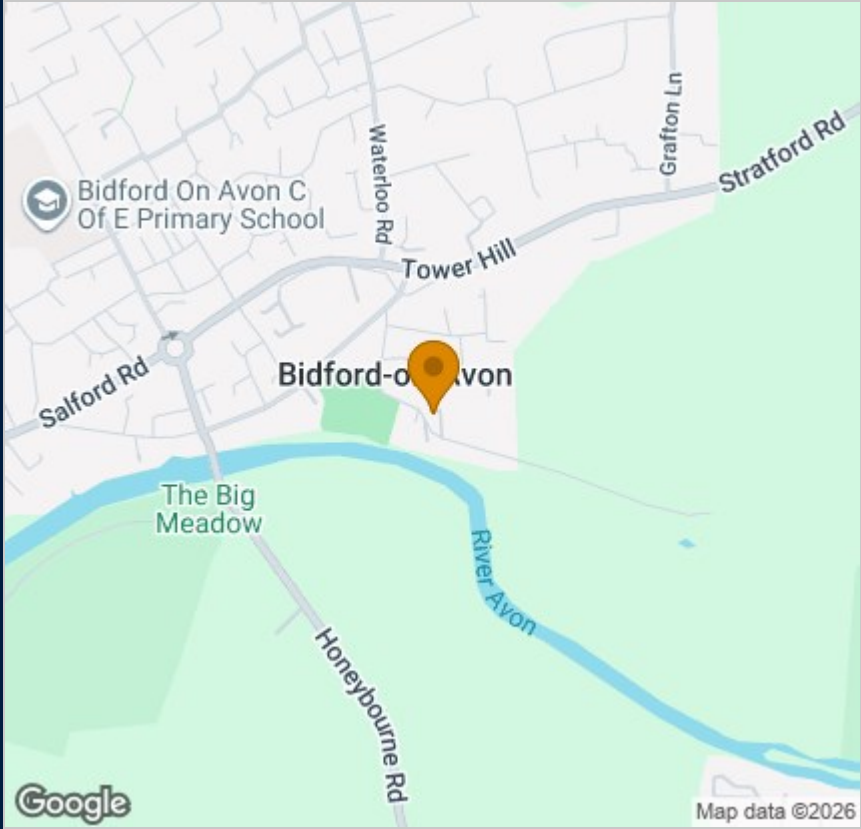
Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.



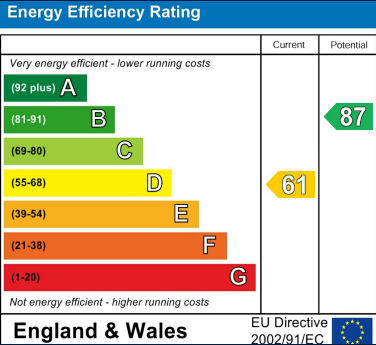
Floor Plan



Map



Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com