

NO ONWARD CHAIN



House - Semi-Detached

OLD SCHOOL MEAD BIDFORD-ON-AVON B50 4AW

Asking Price

£335,000

FEATURES

- SALE AGREED ** NO ONWARD CHAIN **
- Four Bedrooms
- Kitchen/Diner
- Garage & Off Road Parking
- Council Tax Band - D
- Three Storey Semi Detached Home
- Two Bathrooms
- Downstairs W/C
- Village Location
- Energy Performance Rating - C



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4 Bedroom Semi-Detached House Located in Bidford-onAvon

Entrance Hallway

Obscure double glazed front door, double panel radiator, wood effect flooring and stairs leading to the first floor. Leads to the W/C and Sitting Room

Downstairs W/C

Obscure double glazed window to the front aspect, dual flush low level w/c, pedestal wash hand basin and wood effect flooring.

Sitting Room

16'0" x 11'0"

Double glazed window to the front aspect, double glazed 'French' doors to the rear aspect, double panel radiator, feature fireplace and fitted carpet.

Kitchen/Breakfast Room

16'0" x 9'0"

Double glazed bay window to the front aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in gas hob with filter hood over, built in double electric oven, built in dishwasher, built in fridge/freezer, space and plumbing for a washing machine, double panel radiator, spot lights and wood effect flooring.

First Landing

Fitted carpet, airing cupboard housing tank and storage cupboard. Leads to Bedrooms Two, Three, Four and Bathroom.

Bedroom Two

11'0" x 9'0"

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

Bedroom Three

10'0" x 9'0"

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

Bedroom Four

7'1" x 6'0"

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

Bathroom

Obscure double glazed window to the front aspect, white three piece suite comprising of bath with shower over, dual flush low level w/c, pedestal wash hand basin, double panel radiator and shaver point with light.

Second Landing

Double panel radiator and door leading to bedroom one.

Bedroom One

20'0" x 10'0"

Double glazed window to the front aspect, double fitted wardrobes, two double panel radiators, fitted carpet and access to loft.

En-Suite

Obscure double glazed window to the rear aspect, shower cubicle, dual flush low level w/c, pedestal wash hand basin, tiled splash back, double panel radiator and fitted carpet.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access and space for one vehicle.

Front Aspect

Lawn with beds and borders, path leading to the front door and off road parking for one in front of the garage.

Garage

With up and over 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 '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



Call us on

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Council Tax Band = D

Energy Rating = TBC



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	79
(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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