14 Saxonfields, Bidford-on-Avon, B50 4BS

- Two-bedroom end-of-terrace home
- Sitting room
- Updated kitchen
- Well-presented throughout
- Allocated parking space
- NO CHAIN
- Private courtyard garden with patio area

2 1 1

£195,000

NO CHAIN. A delightful end-of-terrace property situated in the heart of Bidford-on-Avon, conveniently positioned close to local amenities. Offering two bedrooms, allocated parking and a private courtyard garden, this very well-presented home is ideal for those seeking convenient town living. Previously let with a strong rental yield, the property also represents an appealing opportunity for landlords and investors.

ACCOMMODATION

The property is entered via a welcoming porch, which provides a useful coat-hanging area. The sitting room is a comfortable reception room featuring a three-pane window, allowing plenty of natural light into the space. The kitchen is well equipped with a built-in oven, filter hood and four-ring gas hob, together with a useful pantry, bespoke shelving, fitted cupboards, a Victorian-style sink and attractive wooden worktops.

The first bedroom benefits from a built-in cupboard, providing useful storage, while the second bedroom enjoys a pleasant outlook over the courtyard. The bathroom is fitted with a bath with shower over, wash hand basin, WC, heated towel rail and a useful shelf.

Outside, the private courtyard garden features a patio area and a side gate providing convenient access to the allocated parking area.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains XXX are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 78% O2 (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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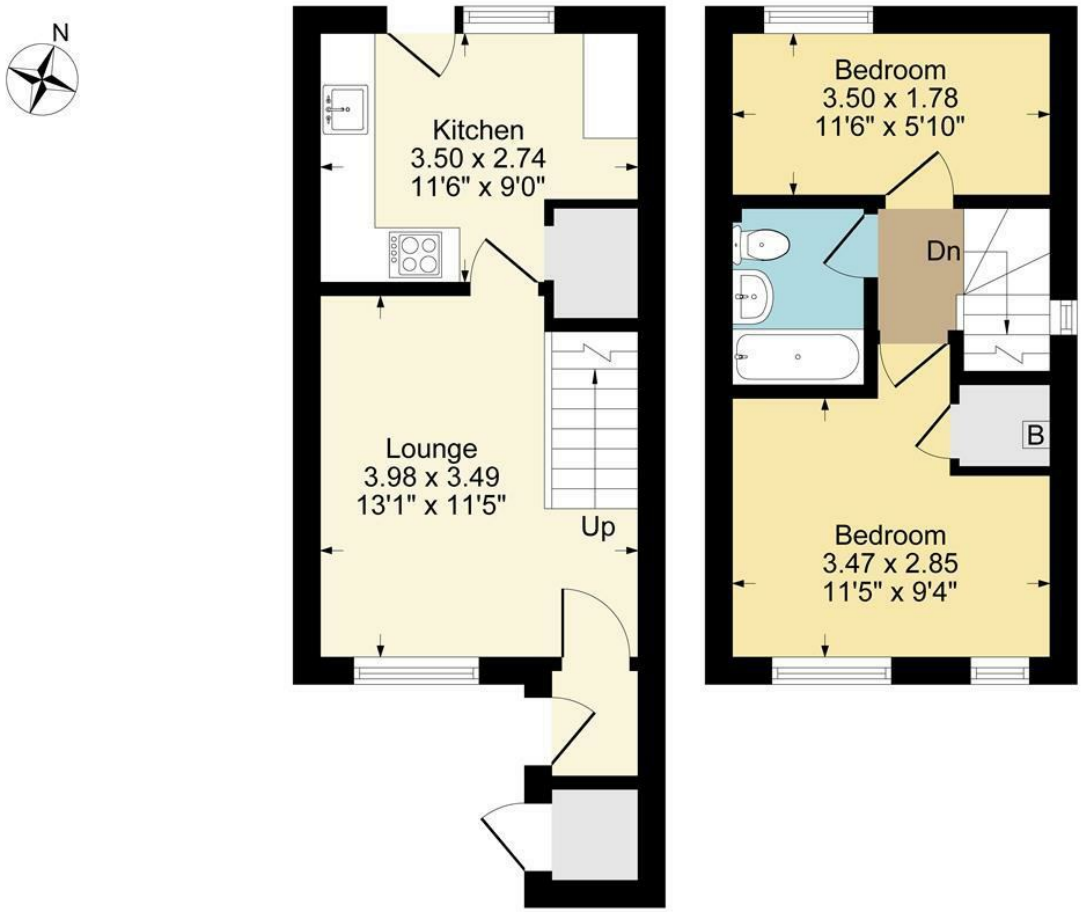

Ground Floor **First Floor**

Approximate Gross Internal Area = 50.72 sq m / 543 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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