

DETACHED FAMILY HOME



House - Detached

VICTORIA ROAD, BIDFORD ON AVON, ALCESTER, B50 4AR

Asking Price
£385,000

FEATURES

- **** SALE AGREED ****
- Detached
- Office/Nursery
- Garden
- Council Tax Band - D
- Log Burner
- Off Road Parking
- Lounge/Dining Room
- Energy Performance Rating - E



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3 Bedroom House - Detached located in Alcester

Porch

4'9" x 4'2"

Single glazed window to front aspect, single glazed door to side aspect and tiled floor.

Entrance Hall

Front door, single glazed sash window to front aspect, single panel radiator, storage cupboard, stairs to first floor, leads to Sitting Room, Dining Room and Kitchen.

Sitting Room

11'2" x 12'1"

Single glazed sash and bay window to front aspect, double panel radiator and gas feature fire.

Kitchen

11'8" x 7'3"

Double glazed UPVC window to rear aspect, doubler glazed door to rear aspect, single panel radiator, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Built in electric hob, built in electric oven, space for washing machine and space for fridge/freezer.

Lounge/Dining Room

12'4" x 11'9"

Single glazed sash window to side aspect, single glazed door and windows to rear aspect, single panel radiator and multi fuel log burner.

Landing

Single glazed sash window to front aspect, loft access and leads to Bedrooms and Bathroom.

Bedroom One

12'0" x 10'0"

Single glazed sash window to front aspect, fitted double wardrobes and single panel radiator.

Bedroom Two

12'5" x 11'7"

Single glazed sash window to rear aspect, single panel radiator and feature fireplace.

Office/Nursery

9'07 x 4'06

Single glazed sash window to front aspect and fitted single wardrobe.

Bathroom

7'4" x 12'0"

Single glazed window to rear aspect, obscure double glazed window to side aspect, single panel radiator, low level WC, pedestal wash hand basin and standard bath with shower over.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, decked area, outside WC, log shed and side access.

Front Aspect

Beds and borders, gravelled area and off road parking.

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

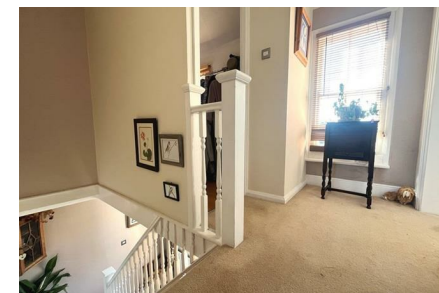
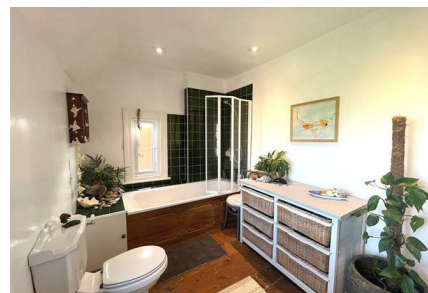
Currently tax band 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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



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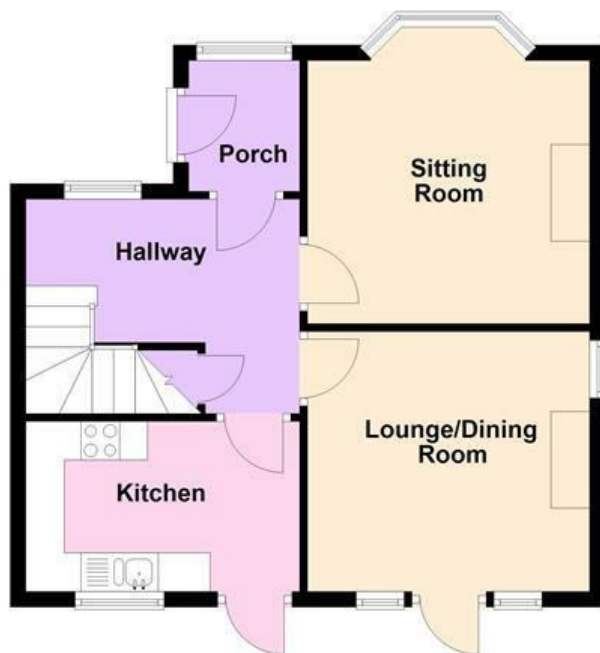
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Ground Floor

Approx. 501.7 sq. feet



First Floor

Approx. 449.3 sq. feet



Total area: approx. 951.0 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		46
(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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