

VILLAGE LOCATION



House - End Terrace

# HIGH STREET, BIDFORD-ON-AVON B50 4AB

Asking Price

£199,950

## FEATURES

- \*\* SALE AGREED \*\* No Onward Chain
- Rear Garden
- Village Location
- Council Tax Band = B
- Two Bedrooms
- Allocated Off Road Parking
- Energy Rating = D



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# 2 Bedroom End of Terrace home situated in Bidford-on-Avon

## Entrance Hall

Door to the front aspect, fitted carpet and stairs leading to first floor. Leads to the Sitting/Dining Room and Kitchen.

## Kitchen

8'2 x 9'5

Single glazed, wooden sealed window to front aspect, range of both wall and base units with work surface over, sink, drainer, mixer taps, tiled splash back, space and plumbing for a washing machine, space for fridge, space for an electric cooker. single panel radiator, telephone point, wood effect flooring and 'Potterton' wall mounted boiler.

## Sitting/Dining Room

11'5 x 19

'French' doors to rear aspect, TV point, fitted carpet, double panel radiator and understairs storage.

## Landing

6'2

Loft access, fitted carpet and airing cupboard with slatted shelving and tank. Leads to both bedrooms and bathroom

## Bedroom One

11'5 x 9'5

Single glazed wooden sealed window to front aspect, single panel radiator, fitted carpet.

## Shower Room

5 x 6'6

Three piece suite, low level w/c, pedestal wash hand basin with splash back, double shower cubical, single panel radiator and extractor fan.

## Bedroom Two

11'5 x 9'5

Single glazed wooden sealed window to rear aspect, double fitted wardrobe, single panel radiator, fitted carpet.

## Rear Aspect

Enclosed garden with beds and borders, patio area suitable for pots, rear gated access, courtesy lights and allocated off road parking for one vehicles.

## Front Aspect

Courtesy lighting and storm porch.

## 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 'B' 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

**01386 257180**

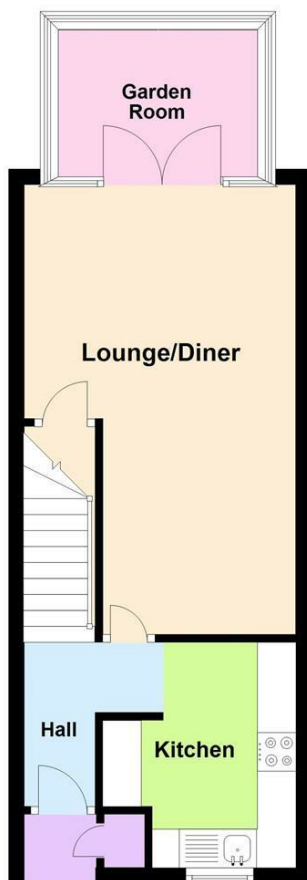
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

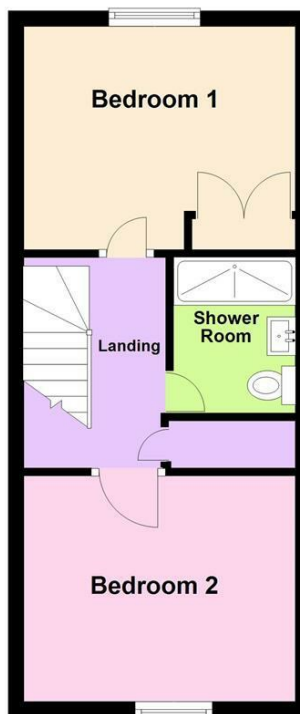
**Council Tax Band = B**

**Energy Rating = D**

**Ground Floor**



**First Floor**



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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>89</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>57</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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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