

DETACHED BUNGALOW



Bungalow - Detached

WESTHOLME ROAD, BIDFORD ON AVON, ALCESTER, B50 4AN

Asking Price
£375,000

FEATURES

- **** SALE AGREED ****
- Detached Bungalow
- Newly Fitted Kitchen
- Ample Off Road Parking
- Village Of Bidford-on-Avon
- Energy Performance Rating - D
- Two Bedrooms
- Lovely Rear Garden
- Garage
- Council Tax Band - E



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2 Bedroom Bungalow - Detached located in Alcester

Large Entrance Hallway

Obscure double glazed door to the side aspect, single panel radiator, storage cupboard, wood effect flooring and telephone point.

W/C

Obscure double glazed window to the side aspect, low level w/c, wash hand basin, tiled splash back, wood effect flooring, single panel radiator and extractor fan.

Sitting Room

27'2" x 15'11"

Double glazed window to the rear aspect, four double glazed windows to the side aspect, TV point, telephone point, double panel radiator, feature fireplace with gas fire inset, wall lights and fitted carpet.

Kitchen

9'10" x 6'7"

Double glazed window to the rear aspect, two double glazed windows to the side 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, built in electric hob, built in dishwasher, space and plumbing for a washing machine, space for a fridge/freezer and wood effect flooring.

Bedroom One

17'2" x 11'10"

Double glaze window to the front aspect, single fitted wardrobe, single panel radiator, TV point and fitted carpet.

Bedroom Two

13'11" x 9'10"

Double glazed window to the side aspect, single panel radiator, sink and fitted carpet.

Shower Room

Obscure double glazed window to the side aspect, white three piece suite comprising of double walk-in shower, dual flush w/c and wash hand basin set into a vanity unit, heated towel rail and extractor fan.

Rear Garden

Enclosed rear garden laid mainly to lawn with established beds and borders, slabbed patio area, side gated access, courtesy lighting, outside cold water tap and shed, separate workshop with both power and lighting.

Workshop

With Power and lighting

Front Aspect

Driveway providing off road parking for several vehicles, beds and borders, storm porch and courtesy lighting. Leads to Garage.

Garage

Up and over door, space for vehicle, power and lighting.

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 'E' 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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www.avonestates.net

Council Tax Band - E

Energy Performance Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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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