House - End Terrace

EVENTIDE STRATFORD ROAD, BIDFORD-ON-AVON, B50 4LT

Asking Price

£490,000

FEATURES

- ** NO ONWARD CHAIN **
- Triple Glazing Where Stated
- Log Burner & Exposed Beams
- Garage and Off Road Parking
- Energy Performance Rating - E
- Extended End of Terrace Cottage
- En-Suite With Rolltop Bath & Separate Shower
- Vaulted Ceiling to Bedroom One
- Council Tax Band - C

3 2 1 E

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3 Bedroom House - End Terrace located in Bidford-On-Avon

Sitting/Dining Room
31'3" x 13'0"
Triple glazed leaded window to the front aspect, four triple glazed leaded windows to the side aspect, two double glazed leaded windows to the side aspect, double glazed 'French' doors to the side aspect, two double glazed windows to the rear aspect, telephone point, understairs storage, single panel radiator, two double panel radiators, log burner, exposed beams, wood effect flooring, spot lights and stairs leading to the first floor. Leads to the Kitchen/Breakfast Room and drop latch door leading to the W/C.

W/C
Secondary glazed leaded window to the front aspect, low level w/c, pedestal wash hand basin, tiled splash back, wood effect flooring and single panel radiator.

Kitchen/Breakfast Room
16'9" x 12'1"
Triple glazed window to the front aspect, two double glazed windows to the rear aspect, double glazed 'French' door to the rear aspect, range of wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, built in electric oven, space and plumbing for a dishwasher, built in fridge, double panel radiator, 'Karndean' flooring, exposed beams, spot lights and two wall lights.. Leads to the Utility with stairs leading to the first floor.

Utility
12'5" x 7'5"
Triple glazed window to the front aspect, obscure window to the rear aspect, range of base units with work surface over, 'Belfast' style sink, splash back. There is space and plumbing for a washing machine, space for a fridge/freezer, 'Karndean' flooring and floor mounted oil fired boiler.

Landing
Double glazed window to the rear aspect, exposed beams and fitted carpet. Leads to Bedrooms One and Two.

Bedroom One
13'8" x 13'2"
Vaulted ceiling, two double glazed leaded windows to the side aspect, double glazed picture window to the rear aspect with views towards open fields, double glazed 'Juliet' balcony to the side aspect, double panel radiator, exposed beams, fitted carpet and four wall lights. Leads to the En-Suite

En-Suite
9'2" x 7'8"
Triple glazed window to the side aspect, 'Ball & Claw' foot rolltop bath with telephone style shower fitting, shower cubicle, low level w/c, wash hand basin set in a vanity unit, tiled splash back, heated towel rail, exposed beams, spot lights, 'Karndean' tile effect floor and extractor fan.

Bedroom Two
13'6" x 8'8"
Two triple glazed windows to the front aspect, triple glazed window to the side aspect, double panel radiator, fitted half length wall cupboard with slatted shelving, spot lights, fitted carpet, pedestal wash hand basin and two wall lights.

Bedroom Three/Study
12'1" x 9'7"
Triple glazed window to the front aspect, double glazed window to the rear aspect, double fitted wardrobe, two single fitted cupboards, double panel radiator, fitted carpet, spot lights and exposed beams.

Rear Landing
Window to the rear aspect, storage cupboard, single panel radiator, exposed beams, spot lights and stairs leading down to the kitchen. Leads to the Family Bathroom.

Family Bathroom
Triple glazed window to the front aspect, white three piece suite comprising of bath with telephone style shower fitting, low level w/c, pedestal wash hand basin, tiled splash back, spot lights, single panel radiator and exposed beams.

Rear Aspect
Enclosed rear garden laid mainly to lawn with beds and borders, patio area, side gated access, courtesy lighting, outside cold water tap and oil tank.

Front Aspect
Tarmac and gravel drive providing off road parking for three vehicles.

Garage
19'1" x 12'1"
With double doors and window to the side aspect.

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 'C' 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

Septic Tank

We note that the property is serviced by a Septic Tank.

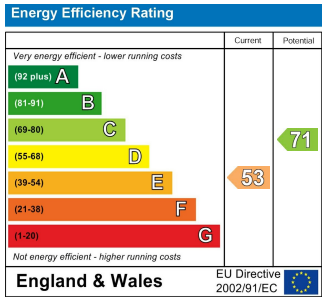
Call us on

01386 257180

sales@avonestates.net
www.avonestates.net

Council Tax Band = C

Energy Rating = E



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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