

28 Oak Place, Bidford-on-Avon, B50 4GL

- Cul-de-sac location in Bidford-on-Avon
- Walking distance of Bright Stars Nursery
- Sitting room with double doors onto the garden
- Main bedroom with built-in wardrobes
- En suite shower room
- Double second bedroom with built-in wardrobes
- Low-maintenance walled rear garden
- Garage and tandem driveway parking

3 2 1

Offers In The Region Of £320,000

A well-presented three DOUBLE bedroom detached home tucked away in a cul-de-sac setting, offering a dining kitchen, en suite main bedroom, low-maintenance walled garden, garage and tandem driveway parking. Offered with NO ONWARD CHAIN

ACCOMMODATION

The property is entered via an entrance hall, with access to a useful downstairs cloakroom, fitted with a WC and pedestal wash hand basin. The dining kitchen provides plenty of space for both cooking and dining and is fitted with a range of matching wall, base and drawer units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated appliances include an oven, four-ring gas hob and overhead canopy extractor, with further space provided for a washing machine and fridge freezer. Sitting room, with double doors opening directly onto the garden.

On the first floor, the landing provides access to the loft. The main bedroom benefits from built-in wardrobes and its own en suite shower room, comprising a shower cubicle, WC and pedestal wash hand basin. Bedroom two is also a double bedroom and features built-in wardrobes and there is a third bedroom that is also a double.

Outside, the rear garden has been designed with ease of maintenance in mind. A pebbled seating area immediately adjoining the property leads onto an area of lawn, with a further pebbled area positioned at the rear. The garden is enclosed by attractive brick walling and benefits from pedestrian access leading to the front. To the side of the property is a garage, complemented by a tandem driveway providing off-road parking for two cars

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We understand there is a maintenance charge of £164.72 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

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 Oct 26) | Minimum Mobile Coverage: 80% O2. (Checked on Ofcom Oct 26)

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

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

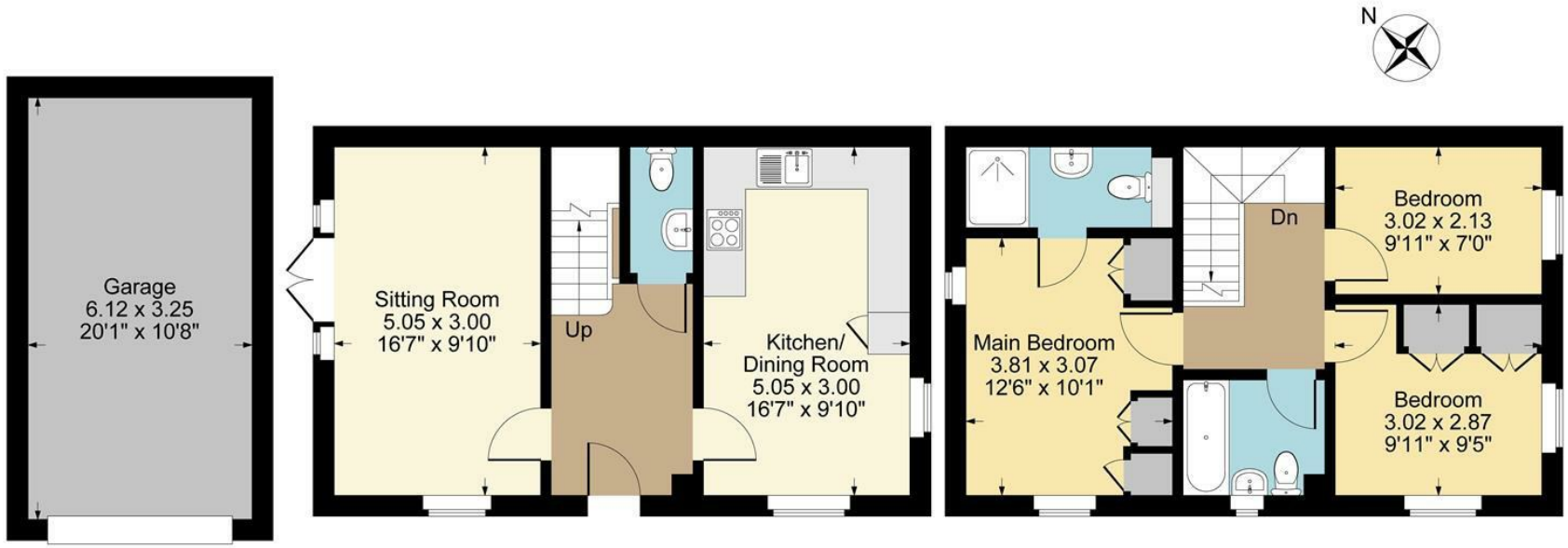
VIEWING: By Prior Appointment with the selling agent.







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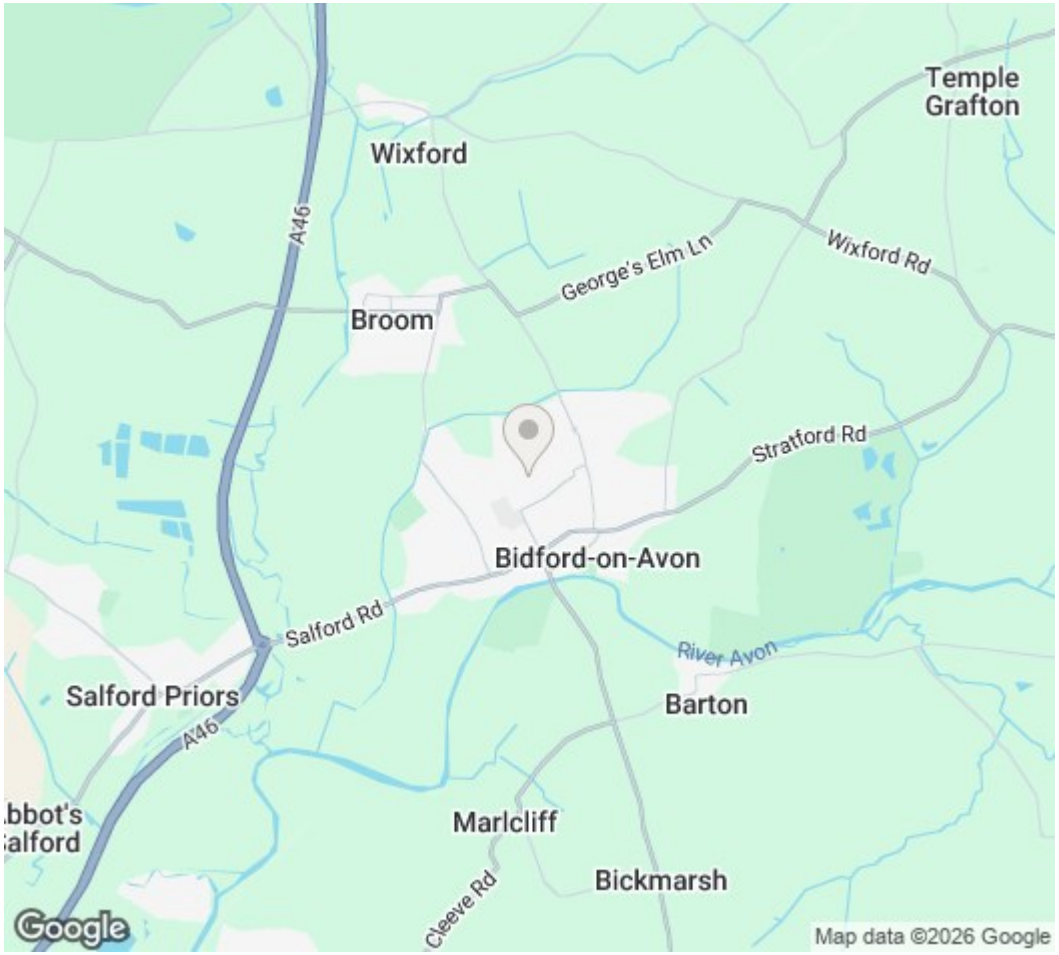


Garage | Ground Floor | First Floor

Approximate Gross Internal Area
Ground Floor = 42.23 sq m / 455 sq ft
First Floor = 42.23 sq m / 455 sq ft
Garage = 19.90 sq m / 214 sq ft
Total Area = 104.36 sq m / 1124 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth