

REDUCED TO SELL



House - Semi-Detached

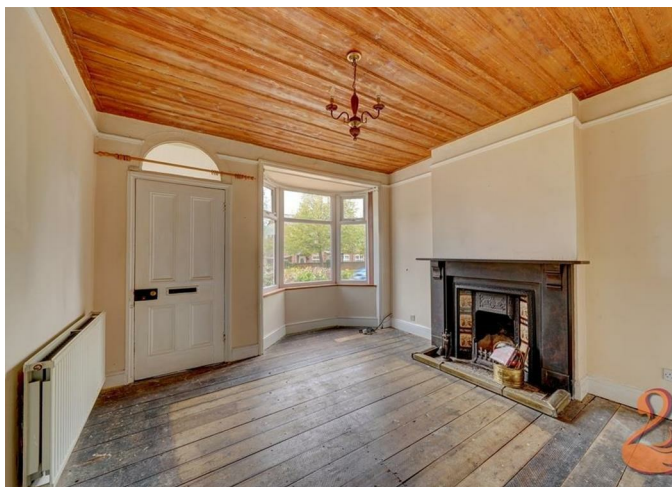
# WATERLOO ROAD, BIDFORD-ON-AVON B50 4JH

Asking Price

£245,000

## FEATURES

- \*SOLD \* Semi Detached
- Two Bedrooms
- Loft Room
- Kitchen
- Dining Room
- Sitting Room
- Open Feature Fire
- Off Road Parking
- Council Tax Band - C
- Energy Performance Rating - E



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# 2 Bedroom Semi-Detached House Located in Bidford-on-Avon

## Entrance Porch

Two UPVC double glazed windows to side aspect, obscure double glazed door and leads to Sitting Room.

## Downstairs WC

Low level WC.

## Sitting Room

13'3" x 12'

Double glazed UPVC bay window to front aspect, wood effect flooring, double panel radiator, open feature fire, storage under stairs and leads to Dining Room.

## Kitchen

8' x 9'7"

Double glazed UPVC window to side aspect, wall mounted 'Worcester' boiler, range of wall and base units with work surface over. One and a half bowl sink, drainer, and taps. Filter hood, built in dishwasher, space for fridge and space for cooker.

## Utility Area

Space for washing machine with work surface over.

## Dining Room

11'2" x 12'

Two double glazed windows to side aspect, double glazed window to rear aspect, double panel radiator, feature fire place, stairs to first floor and leads to Kitchen.

## Sun Room

7'7" x 11'

Double glazed window to side aspect, double glazed double doors to rear aspect and two double panel radiators.

## Landing

Double glazed window to side aspect, fitted carpet and leads to all Bedrooms.

## Bedroom One

11'2" x 12'

Double glazed window to rear aspect, single panel radiator and fitted carpet.

## Bedroom Two

9'2" x 8'8"

Double glazed window to front aspect, single panel radiator and stairs to loft room.

## Loft Room

15' x 9'5"

Double glazed 'Velux' window to rear aspect, double panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to front aspect, single panel radiator, low level WC, wash hand basin, standard bath and shower over.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders, shared driveway leads to off road parking for two vehicles. Metal shed and side patio leading to communal alleyway for side access.

## Front Aspect

Beds and borders and path leading to front door and communal door to garden.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## 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.



### 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

### 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

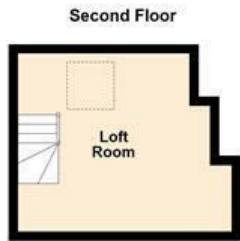
[sales@avonestates.net](mailto:sales@avonestates.net)

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

Council Tax Band = C

Energy Rating = E

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