

Peter Clarke

IN ASSOCIATION WITH

Winkworth



24 Queensway, Bidford-on-Avon, Alcester, B50 4BA

- Three double bedroom detached bungalow
- Three well-proportioned double bedrooms
- Dual-aspect sitting room with feature fireplace
- Fitted kitchen with integrated appliances
- Guest cloakroom and separate shower room
- Attractive enclosed rear garden with paved seating area
- Driveway parking and garage with power, lighting and eaves storage
- Popular village approximately 15 minutes west of Stratford upon Avon



Offers Over £380,000

A well-presented three double bedroom detached bungalow, situated in a pleasant location in the popular village of Bidford-on-Avon. Offering well-proportioned accommodation throughout, including a dual-aspect sitting room and an attractive enclosed rear garden, the property further benefits from driveway parking and a garage.

ACCOMMODATION

Entrance hall with a guest cloakroom incorporating a WC and corner wash hand basin. An inner hallway with a useful storage cupboard and an airing cupboard housing the boiler. The dual-aspect sitting room features a bay window to the front, and sliding patio doors to the rear garden. A coal-effect fire set within a decorative fireplace creates an attractive focal point. The kitchen is fitted with a range of matching wall, base and drawer units with work surfaces over, incorporating a one-and-a-half-bowl sink and drainer unit. Integrated appliances include an eye-level oven and grill, four-ring gas hob with overhead canopy extractor and a slimline dishwasher, together with space for a washing machine.

There are three well-proportioned double bedrooms. Shower room fitted with a corner shower cubicle, WC and wash hand basin with useful storage beneath.

Outside, the attractive rear garden provides a paved seating terrace which leads onto a lawn, bordered by well-stocked flower beds providing an abundance of established planting. The garden is fully enclosed by fencing, with gated side access and a pedestrian door leading directly into the garage. To the side of the bungalow is a garage, accessed via a pair of doors and benefiting from power, lighting and additional storage within the eaves. A driveway to the front provides further off-road parking.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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.

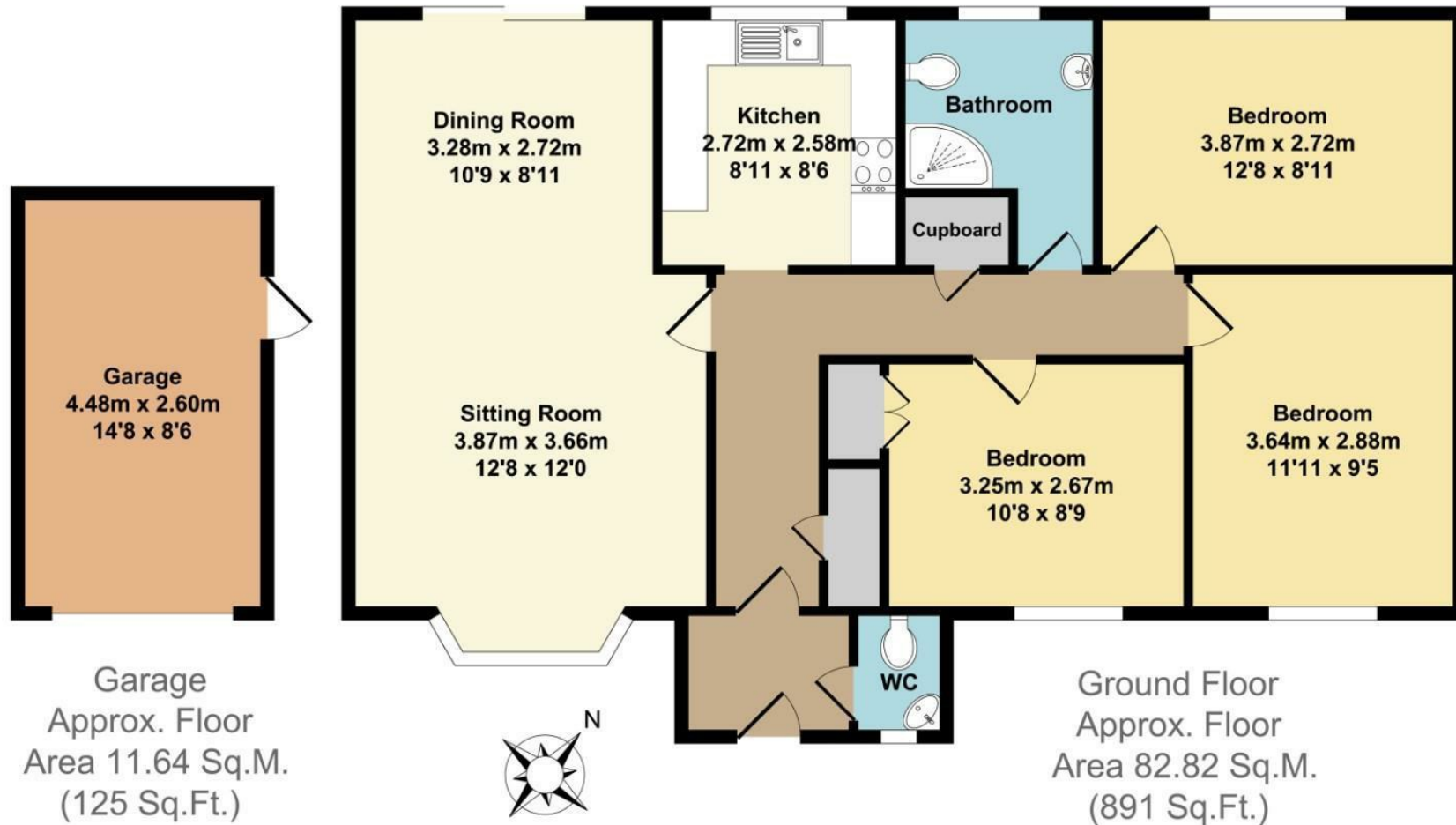
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

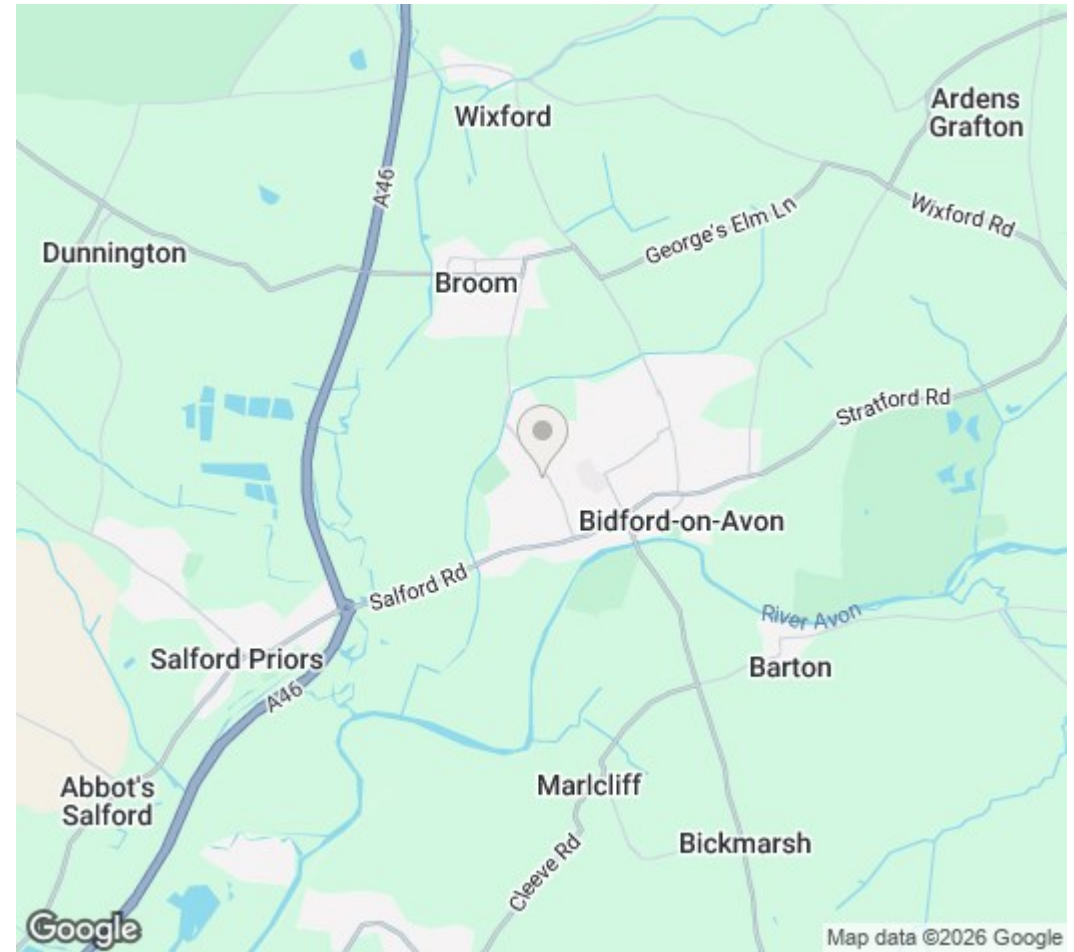
VIEWING: By Prior Appointment with the selling agent.



Queensway, Bidford On Avon, B50 4BA
Total Approx. Floor Area 94.46 Sq.M. (1017 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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



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AN ASSOCIATE OF

Winkworth