

VILLAGE LOCATION



House - End Terrace

THE POPLARS BIDFORD-ON-AVON B50 4FJ

Asking Price

£230,000

FEATURES

- Well Presented
- End Of Terrace
- Off Road Parking
- Ensuite To Bedroom One
- Village Of Bidford
- Two Bedrooms
- Private Garden
- Sitting/Dining Room



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2 Bedroom End of Terrace House located in Bidford-on-Avon

Entrance Hall

Obscure double glazed front door and single panel radiator.

Kitchen/Breakfast Room

12'6" x 11'10"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer mixer tap, tiled splash back, built in gas hob with filter hood over, built in electric oven, space and plumbing for a washing machine, space for a fridge/freezer, single panel radiator and wood effect flooring.

Sitting/Dining Room

13'8" x 11'10"

Double glazed 'French' doors to the rear aspect, wood effect flooring, double panel radiator and electric feature fireplace. Stairs leading to the first floor.

Landing

Fitted carpet, doors to both bedrooms and bathroom. Access to loft via ladder.

Bedroom One

12'7" x 11'10"

Double glazed window to the front aspect, double panel radiator and fitted carpet. Leads to the En-Suite

Ensuite

Shower cubicle, wash hand basin set into a vanity unit and towel rail.

Bedroom Two

9'9" x 6'0"

Double glazed window to the rear aspect, single panel radiator, over stairs storage cupboard and fitted carpet.

Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of bath, low level w/c, pedestal wash hand basin with tiled splash back and single panel radiator.

Rear Aspect

Enclosed rear garden laid to lawn with beds and borders, gravelled seating/play area and shed. Off road parking for one vehicle.

Front Aspect

Storm porch and gravelled seating area. Gated 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 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

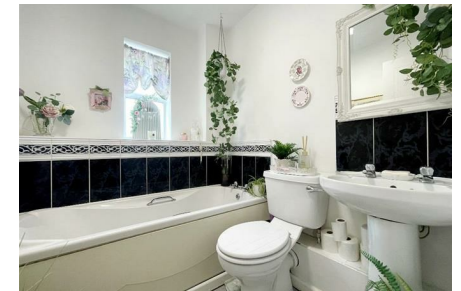
Anti Money Laundering

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



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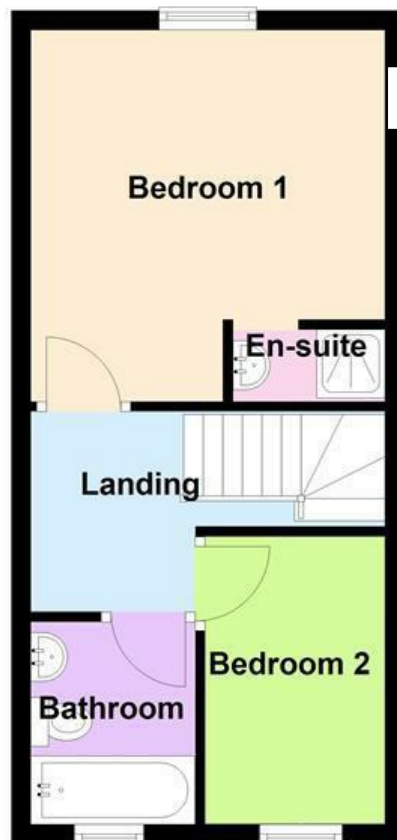
Council Tax Band = B

Energy Rating = C

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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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