



**Tower Close ,**  
Bidford on Avon, B50 4EA

Jeremy  
McGinn & Co 

# Available at Offers Over £425,000



A hugely stylish grade II listed timber framed cottage set right in the heart of Bidford on Avon together with a generous detached annexe/studio being ideal for ancillary accommodation or even Airbnb/holiday let.

The property boasts masses of period character and has been painstakingly maintained by the current owner to offer a charming, well presented home with gas central heating - Sitting/Dining Room with flagstone floor & inglenook fireplace with fitted multi fuel burner, Guest Cloaks/WC, Sitting Room with inglenook fireplace & log burner, Fitted Kitchen, Landing, 2 Double Bedrooms & Bathroom.

The annexe/studio sits at the top of the garden and offers spacious open plan living space with a small kitchenette and ground floor shower room with a spiral staircase leading up to a double bedroom with study area.

The gardens are an absolute delight being incredibly well stocked with a range of flowers, shrubs & trees creating a fabulous & really private outside environment including a utility room, greenhouse, large shed and summerhouse. The property is within easy walking distance of excellent village amenities and the river itself.

Viewing really is advised of this outstanding cottage.





**Tax Band: C**

**Council: Stratford District Council**

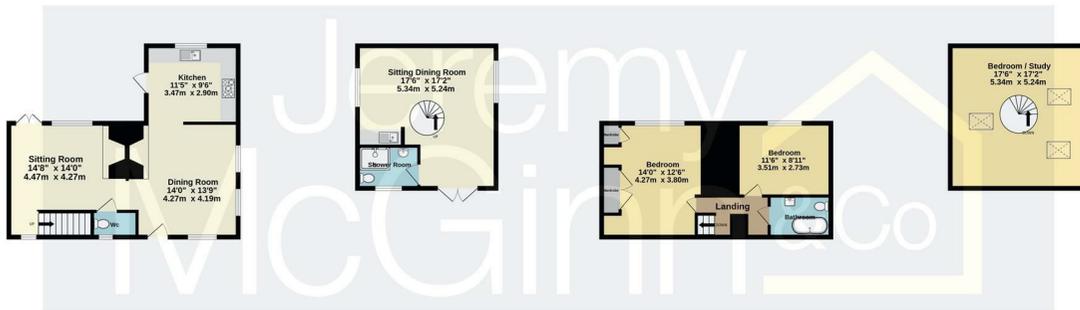
**Tenure: Freehold**

**Money Laundering Regulations – Identification Checks**

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

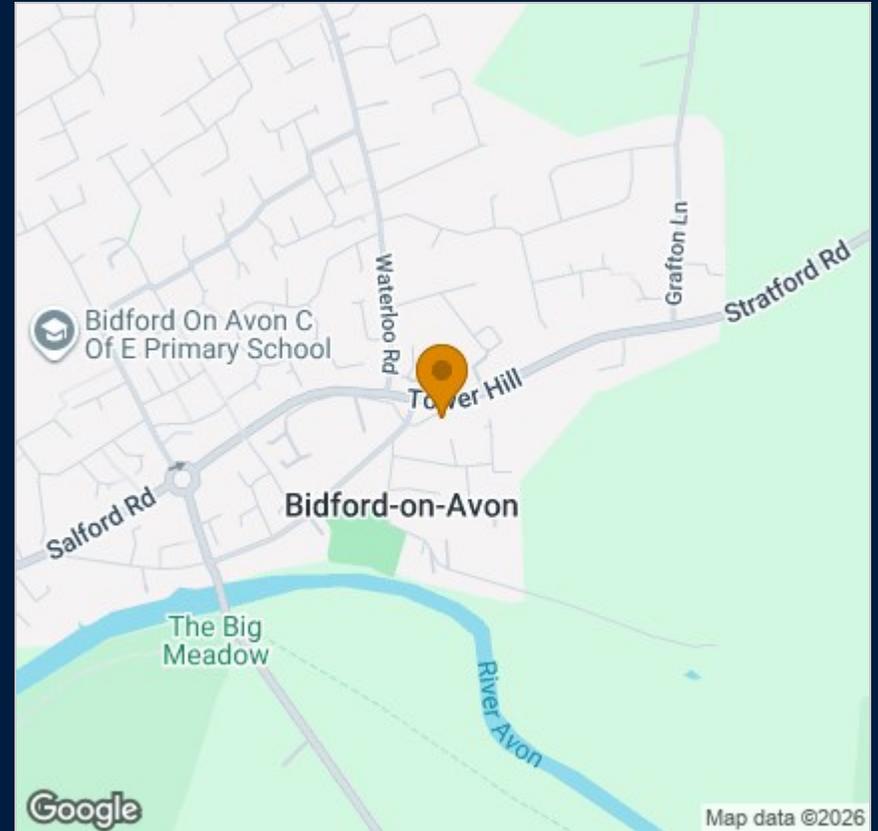
# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance

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	

