House - Link Detached

MARLEIGH ROAD, BIDFORD ON AVON, ALCESTER, B50 4DF

Asking Price

£290,000

FEATURES

- ** SALE AGREED ** Link Detached
- Two Double Bedrooms
- Additional Downstairs Shower Room
- Garage Conversion - Study/Playroom/Third Bedroom
- EV Charger
- Off Road Parking
- Village Location
- No Onward Chain

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AVON ESTATES

3 Bedroom House - Link Detached located in Bidford On Avon

Entrance Hall
Obscure double glazed front door, wood effect flooring, stairs to first floor, leads to Lounge/Dining Room & Garage Conversion/Study/Playroom/Bedroom Three.

Lounge/Dining Room
21'7" x 10'7"
Double glazed leaded bay window to front aspect, telephone point, wood effect flooring, double panel radiator & gas feature fire (capped off).
Dining Area - Double glazed window to rear aspect, double glazed door to rear aspect, double panel radiator, wood effect flooring, leads to Kitchen & Garage Conversion/Study/Playroom/Bedroom Three.

Study/Playroom/Downstairs Bedroom
11'11" x 7'10"
Double glazed window to front aspect, wood effect flooring, double panel radiator and leads to Downstairs Shower Room

Downstairs Shower Room
Spotlights, low level WC, corner wash hand basin with tiled splashback, wood effect flooring, heated towel rail, corner shower cubicle, wall mounted electric heater and extractor fan.

Kitchen
10'6" x 7'3"
Double glazed window to rear aspect, double glazed door to side aspect and tiled floor. A range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and splashback. Extractor fan, spotlights, built in gas hob, built in double electric oven, built in dishwasher, built in fridge/freezer and space for washing machine.

Landing
Double glazed window to side aspect, loft access, fitted carpet, leads to both Bedrooms and Bathroom.

Bedroom One
13'9" x 12'4"
Two double glazed windows to front aspect, fitted double wardrobes, double panel radiator, fitted storage over the stairs and fitted carpet.

Bedroom Two
9'1" x 7'6"
Double glazed window to rear aspect, double panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, wash hand basin set into vanity with splashback and bath with rain fall shower over. Heated towel rail, wood effect flooring, spotlights and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio area, courtesy lighting, cold water tap, power point, shed with power and lighting.

Front Aspect
Block paved driveway providing off road parking for two vehicles, courtesy lighting, storm porch, gravelled area for pots, cold water tap and and EV charger.

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

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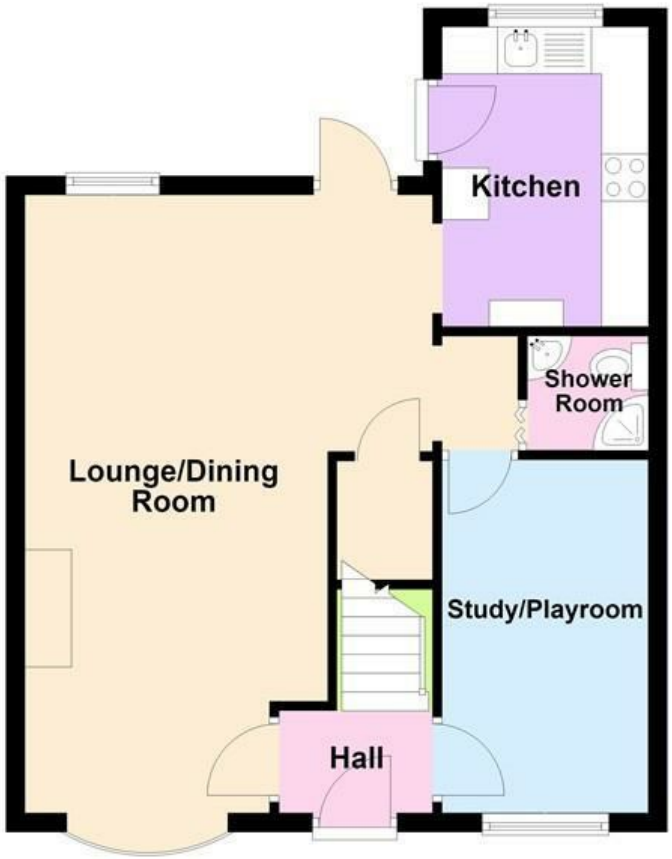
www.avonestates.net

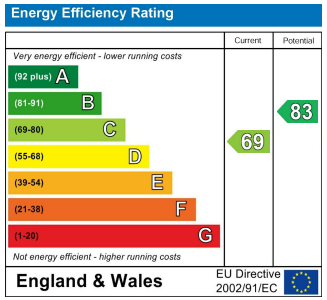
Ground Floor



First Floor

Council Tax Band - C

Energy Performance Rating - C



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.