

PEACEFUL VILLAGE  
LOCATION



House - Semi-Detached

# JUBILEE CLOSE, BIDFORD ON AVON, B50 4ED

Asking Price  
**£325,000**

## FEATURES

- Village Location
- Three Good Sized Bedrooms
- Conservatory
- Dining Room
- Utility
- Spacious Garden
- Off Road Parking
- Garage
- Downstairs WC
- Situated In A Peaceful Cul-de-Sac



**AVON**  
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# 3 Bedroom House - Semi-Detached located in Bidford On Avon

## Porch

Double glazed door to front aspect, two double glazed windows to side aspects, tiled floor and leads to Entrance Hall.

## Entrance Hall

Obscure double glazed door, double panel radiator, wood effect flooring, stairs to first floor, leads to Sitting Room and opens to Kitchen.

## Sitting Room

19'9" x 10'9"

Double glazed bay window to front aspect, TV point, fitted carpet, two single panel radiators, capped off gas point, electric feature fire and leads to Conservatory.

## Conservatory

10'0" x 7'6"

Double glazed and brick construction. Double glazed double doors to rear aspect, double panel radiator and tiled floor.

## Kitchen

13'0" x 7'7"

Double glazed window to rear aspect, 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. Filter hood, built in electric hob, built in double electric oven, space for dishwasher, space for fridge/freezer and opens to Dining Room.

## Dining Room

7'9" x 7'5"

Single panel radiator, tiled floor, leads to Utility and Garage.

## Utility Room

9'0" x 6'8"

Obscure double glazed door to rear aspect, double glazed window to side aspect, tiled floor, range of base units, single panel radiator, space for washing machine and tumble dryer. Wall mounted boiler and space for fridge/freezer.

## Downstairs WC

Dual flush low level 'Saniflow' WC, pedestal wash hand basin, spotlights, wall mounted electric heater and extractor fan.

## Landing

Loft access, fitted carpet and leads to all Bedrooms and Bathroom.

## Master Bedroom

15'8" x 9'5"

Double glazed window to front aspect, single panel radiator, storage over the stairs and wood flooring.

## Bedroom Two

10'9" x 9'9"

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

## Bedroom Three

9'8" x 7'9"

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

## Bathroom

Obscure double glazed window to rear aspect, four piece white suite comprising of low level WC, pedestal wash hand basin with splashback, standard bath and separate corner shower cubicle. Single panel radiator, spotlights and extractor fan.

## Rear Aspect

Enclosed garden, laid to lawn, beds and borders. Patio, courtesy lighting, cold water tap and shed.

## Front Aspect

Block paved driveway providing off road parking for 4/5 vehicles. Courtesy lighting, beds and borders.

## Garage

Up and over door, power and lighting.

## 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 'C' 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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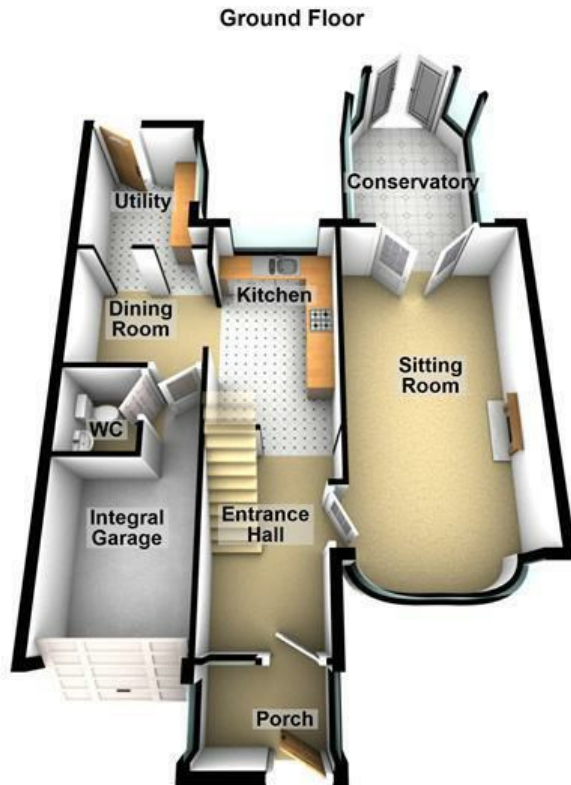
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Council Tax Band - C

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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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