COSY TWO BEDROOMED HOME







House - End Terrace

SAXONFIELDS, BIDFORD ON AVON, ALCESTER, B50 4BS

Asking Price

£195,000

FEATURES

- No Onward Chain
- Village Location
- Off Road Parking
- Low Maintenance Garden
- Two Bedrooms
- Conservatory
- Shower Room
- Modern Fitted Kitchen

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2 Bedroom House - End Terrace located in Bidford On Avon

Porch
Wood effect flooring and space for fridge/freezer.

Kitchen
11'6" x 9'7"
Double glazed window to front aspect, stairs to first floor and wood effect flooring. A range of wall and base units with work surface over, sink, drainer and mixer tap. Extractor fan, built in electric hob, built in electric oven, built in dishwasher and space for washing machine. Leads to Sitting Room.

Sitting Room
12'6" x 11'5"
Double glazed sliding doors to Conservatory, double panel radiator, TV point, fitted carpet and feature fireplace.

Conservatory
8'5" x 7'6"
PVC construction with UPVC double glazed windows and sliding doors to the rear aspect. Wood effect flooring.

Landing
Fitted carpet and loft access.

Bedroom One
11'6" x 9'4"
Double glazed window to rear aspect, double panel radiator, TV point and fitted carpet.

Bedroom Two
8' x 5'10"
Double glazed window to front aspect, two storage cupboards/wardrobes, double panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to side aspect, dual flush WC, pedestal wash hand basin and separate shower cubicle. Vinyl flooring and spotlights.

Rear Aspect
Enclosed, low maintenance garden, beds and borders, patio area and rear gated access.

Front Aspect
Concrete steps leading to front door, storage cupboard, grassed area, slabbed area for pots, courtesy lighting and allocated parking for one.

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 'B' 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

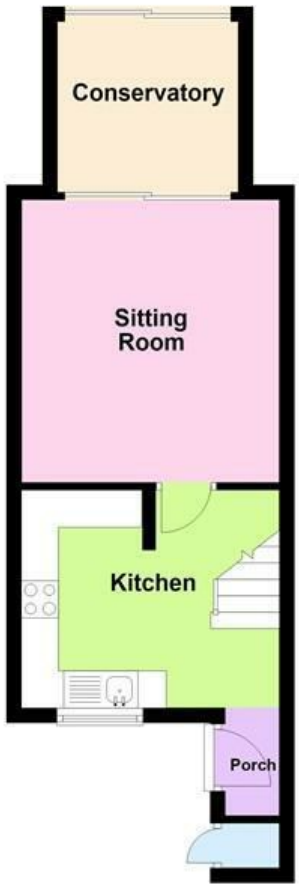




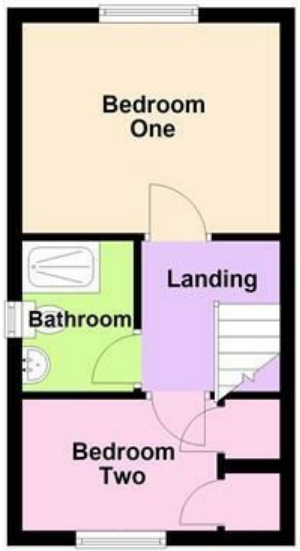




Ground Floor



First Floor



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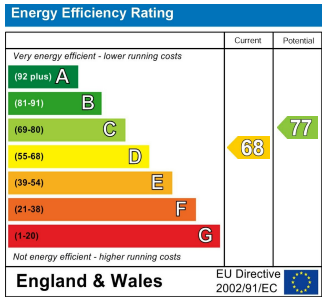
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Council Tax Band B

Energy Performance Rating D



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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