



FLAT 1 BANK HOUSE HIGH STREET, ALCESTER, B50 4NN
OFFERS OVER £175,000

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A STUNNING GROUND FLOOR APARTMENT SET WITHIN A GRADE TWO LISTED BUILDING!!!

This beautiful, characterful apartment is located just off the High Street, in the center of the village of Bidford-Upon-Avon. This stunning property benefits from its own garden at the rear, as well as its own driveway at the side and use of a shared cellar. The property offers; an enclosed entrance porch at the front, a lovely living room with exposed stonework and beams in-parts, a very generous kitchen/diner with many integrated appliances and useful pantry/storage cupboard, bedroom with doors leading out to a covered rear porch and out to its own enclosed rear garden, and bathroom. Viewing is strongly advised!!

Approach

At the side of the property is its own block paved driveway. To the other side is a stone chipped area and gate leading through to the rear garden. Main entrance at the front is via an enclosed entrance porch, with inner door into;

Living Room

14'10" max x 12'5" max (4.54m max x 3.81m max)

With doors off to the kitchen/diner and to the bedroom.

Kitchen/Diner

15'3" max x 12'7" max (4.67m max x 3.84m max)

With integrated double oven, hob and extractor, fridge & dishwasher. Door to a built-in pantry/storage cupboard.

Bedroom

12'6" max x 10'6" max (3.83m max x 3.21m max)

With doorway into an inner hall/lobby area. Double doors lead out to the rear garden via a canopied rear porch.

Inner Hall/lobby

Has door to a cupboard housing the boiler & door to the bathroom.

Bathroom

8'9" max x 4'7" max (2.67m max x 1.42m max)

Fitted with a low level WC, pedestal wash basin, bath with shower over.

Outside

There is a block paved driveway owner by Flat 1 up the side of the front porch.

Rear Garden

With side gate entrance, a covered porch area at the rear, mainly paved and stone chipped area with a raised section of Faux grass.

AGENTS NOTE

Agents note- The seller of this property is a relative of a Director of Vizors Estate Agents. For transparency, and in accordance with Estate Agents regulations, full disclosure is hereby made.



GROUND FLOOR 57.19 sq. m.
(615.58 sq. ft.)



TOTAL FLOOR AREA : 57.19 sq. m. (615.58 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	69	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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