



4 Blamore Rise, Bidford-On-Avon, Alcester, B50 4DE

£1,150 Per calendar month



CHRISTIAN
LEWIS
—PROPERTY—



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Nestled in the picturesque riverside village of Bidford-on-Avon, this delightful two-bedroom home offers the perfect blend of modern comfort and village charm. Ideally located within walking distance of local shops, pubs, and scenic riverside walks.

As you step through the front door you enter into a spacious kitchen diner, featuring stylish Shaker-style units, ample cupboard space, and a built-in fridge freezer & oven/hob. Additionally, the kitchen doubles up as a dining space too, with space for a table & chairs.

The cosy living room at the rear enjoys plenty of natural light and opens through patio doors onto the private rear garden, predominantly laid to lawn but complete with a patio area, and garden shed.

Upstairs, you'll find two generous double bedrooms, one benefitting from a built-in cupboard, along with a modern family bathroom with a bath, shower over, WC, and basin. A downstairs WC adds further convenience.

Outside, the property offers two allocated parking spaces, ensuring practicality as well as charm.

The property is offered Unfurnished || Energy Rating B || Council Tax Band C || Initial 12 Month Tenancy || Available Now

Lettings Important Details

The property is offered on an unfurnished basis

Council Tax Band - C

Energy Performance Rating - B

Initial 12 month Tenancy Offered

To Check Broadband Availability - Ofcom Broadband Checker

To Check Mobile Availability - Ofcom Mobile Checker

DISCLOSURE

Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.

Lettings - Tenancy Costs

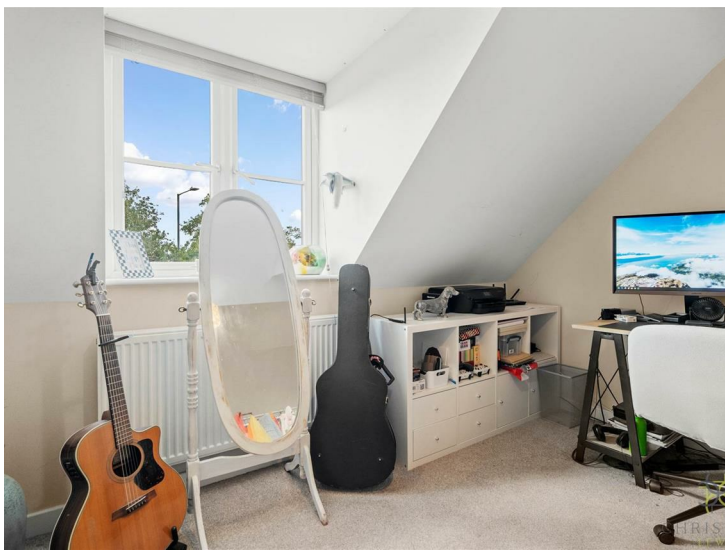
Important Application & Tenancy Costs Information - A refundable holding deposit equivalent of one weeks rent will be required to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy and used towards the first months rent, unless otherwise agreed.

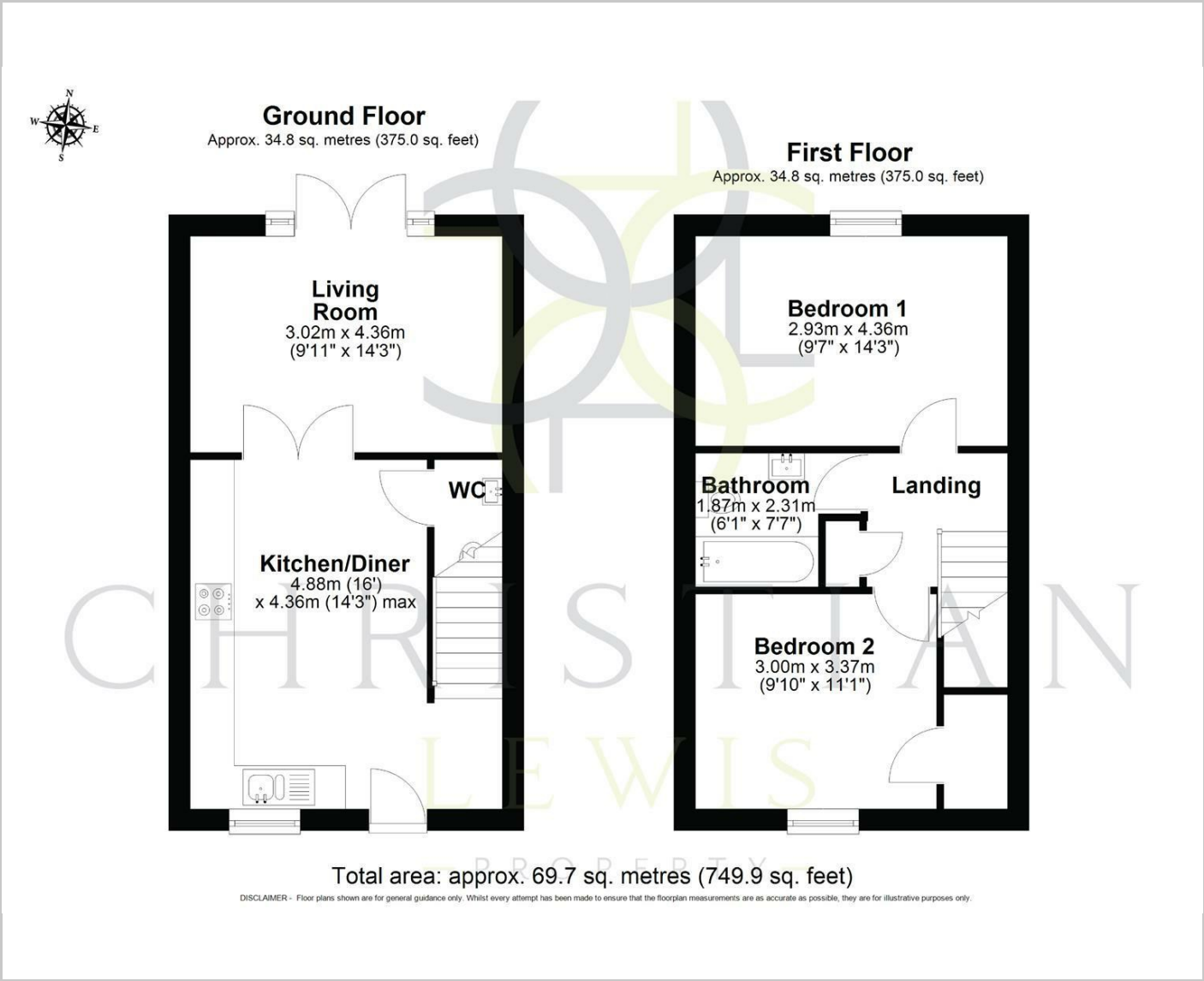
The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)
- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, referees and/or guarantors to complete the process
- Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to five weeks rent is payable upon signature of agreements



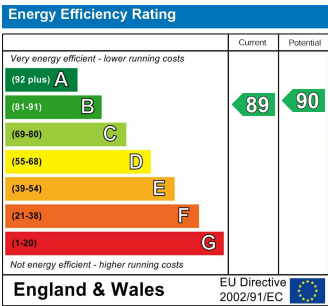
Floor Plans



Area Map



Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.