

RETIREMENT BUNGALOW



Bungalow - Terrace

ICKNIELD COURT, BIDFORD ON AVON, B50 4AZ

Asking Price
£140,000

FEATURES

- Retirement Bungalow
- Two Bedrooms
- Over 55's
- Council Tax Band - B
- 70% Shared Ownership
- Rear Garden
- Bidford On Avon
- Energy Performance Rating - D



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2 Bedroom Bungalow - Terrace located in Bidford-On-Avon

Entrance Hall

Obscure double glazed front door. fitted carpet, two storage cupboards, emergency pull cord and night storage heater. Leads to the Shower Room, Sitting Room and Bedrooms

Sitting Room

15'1" x 10'1"

Double glazed 'French' doors to the rear aspect, fitted carpet and electric feature fireplace and storage heater.

Kitchen

12'4" x 7'1"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for an electric cooker, space and plumbing for a washing machine, space for a fridge, space for a freezer and pull cord.

Bedroom One

11'0" x 10'4"

Double glazed window to the rear aspect, fitted carpet and electric wall mounted heater.

Bedroom Two

7'0" x 6'9"

Double glazed window to the front aspect, fitted carpet and wall mounted electric heater.

Wet Room

White three piece suite with wet room shower, low level flush w/c, pedestal wash hand basin, heated towel rail, storage cupboard and extractor fan.

Rear Aspect

Enclosed rear garden laid mainly to slabs, beds and borders and patio area.

Front Aspect

Slabbed path leading to the front door and storage cupboard.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. A new 99 year Lease is issued at point of completion. Annual service charge is £2,124.03. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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

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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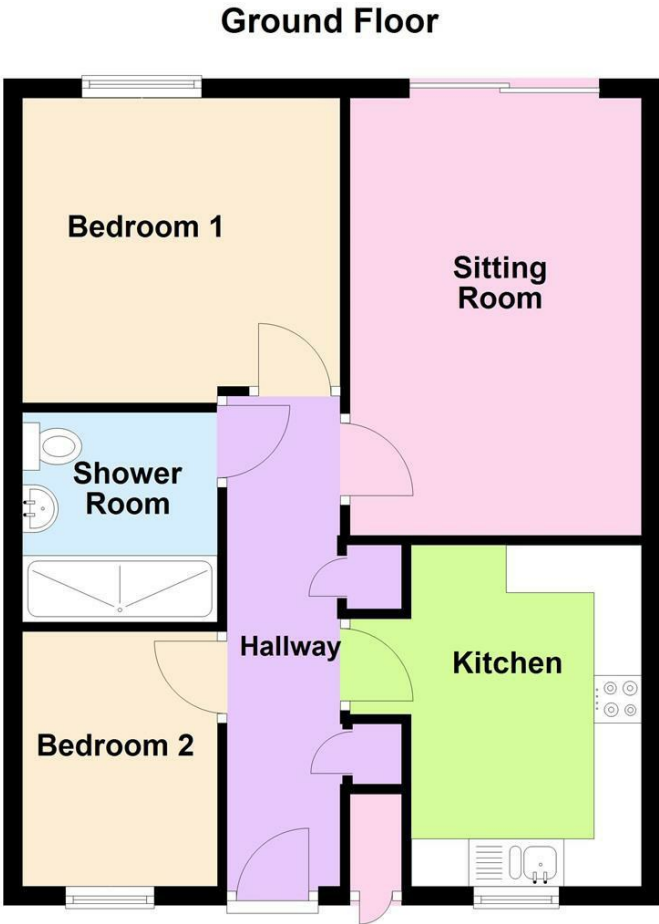
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www.avonestates.net

Council Tax Band - B

Energy Performance Rating - D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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