

NO ONWARD CHAIN



House - Terraced

ASH PLACE, BIDFORD-ON-AVON B50 4GB

Asking Price

£230,000

FEATURES

- **** SOLD **** Well Presented Modern Home
- Open Plan Living
- Tandem Parking
- Cul-De-Sac Location
- Two Double Bedrooms
- Downstairs W/C
- Double Glazing & Gas Central Heating
- Council Tax Band = B. Energy Rating = B - Available Now



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2 Bedroom House - Terraced located in Alcester

Entrance Hall

Obscure double glazed door, fitted mat and large storage cupboard housing boiler and space for a washing machine

Open Plan Sitting Room/Kitchen

21'4" x 13'0"

Sitting room area: Double glazed 'French' doors to the rear aspect, double panel radiator, fitted carpets and stair's leading to the first floor. Kitchen area: Range of wall and base units with worktop over, sink, drainer, mixer tap, built in gas hob with filter hood over, built in electric oven, space and plumbing for a dishwasher, space for a fridge/freezer, Lino flooring and double glazed door to the front aspect.

W/C

Double glazed window to the front aspect, dual flush low level w/c, pedestal wash hand basin with tiled splash back, single panel radiator, extractor fan and Lino flooring.

Landing

Access to loft, fitted carpets and single panel radiator. Leads to both bedrooms and bathroom.

Bedroom One

13'0" x 10'2"

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

Bedroom Two

13'0" x 8'1"

Two double glazed windows to the front aspect, double panel radiator and wood effect flooring.

Bathroom

White three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin and extractor fan.

Rear Aspect

Enclosed garden laid mainly to lawn, rear gated access and shed.

Front Aspect

Lawn and off road parking for two vehicles.

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 '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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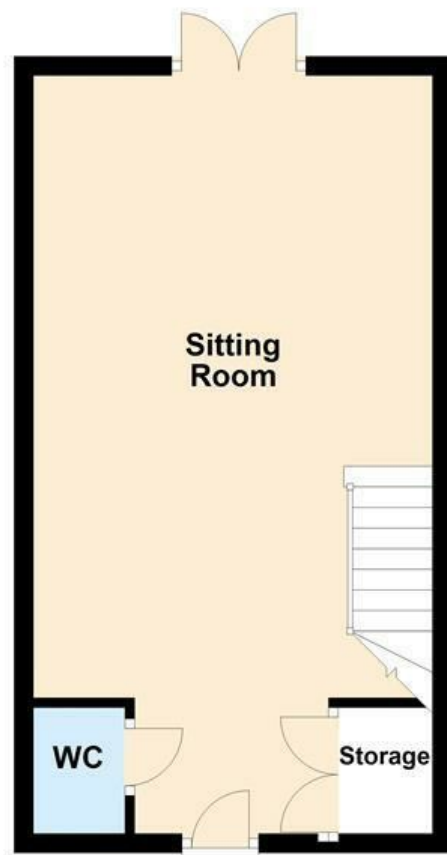
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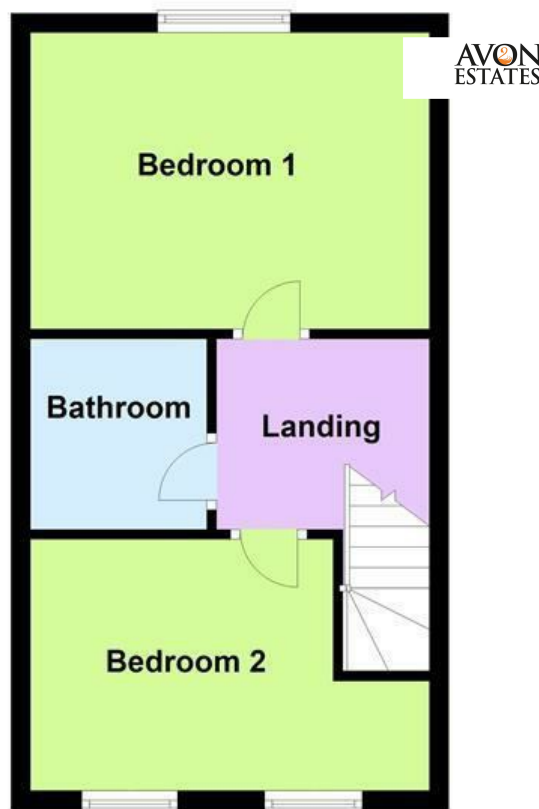
Council Tax Band = B

Energy Rating = B

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(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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