House - Terraced

HIGH STREET, BIDFORD ON AVON, ALCESTER, B50 4BG

Asking Price

£265,000

FEATURES

- Grade II Listed Town House
- Two Double Bedrooms
- Riverside Village Of Bidford
- Garden
- Open Fireplace
- Off Road Parking
- Character Features
- Riverside Views

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AVON ESTATES

2 Bedroom House - Terraced located in Bidford On Avon

Entrance Hall
Wooden obscure front door and fitted carpet. Leads to Sitting Room.

Sitting Room
17'9" x 13'8"
Wooden windows to front aspect, TV point, telephone point, open brick built fireplace, double panel radiator and fitted carpet.

Inner Hallway
Fitted carpet, and access to Sitting Room, Kitchen and WC.

Downstairs WC
Low level WC, wash hand basin, tiled splashback, wood effect flooring and extractor fan.

Kitchen
11'2" x 10'5"
Wooden double doors to rear aspect, a range of wall and base units with work surfaces over, sink with drainer, mixer tap and tiled splashback. Double panel radiator, built in gas hob, filter hood, built in electric oven, space and plumbing for washing machine, space and plumbing for dishwasher or space for a tumble dryer. Space for fridge/freezer, telephone point, vinyl flooring and spotlights.

Landing
Loft access, access to built in wardrobe/cupboard space in Bedroom One.

Bedroom One
15' x 12'1"
Wooden windows to front aspect, double panel radiator, telephone point and fitted carpet.

Bedroom Two
11'3" x 10'7"
Wooden windows to rear aspect, single panel radiator, TV point and fitted carpet.

Bathroom
Wooden window to rear aspect, three piece white suite comprising of standard bath with shower over, low level WC, wash hand basin with drawers and tiled splashback. Heated towel rail, extractor fan and wood effect flooring.

Rear Aspect
Enclosed garden with stoned pathway, patio area and rear gated access.

Off Road Parking
For one vehicle, located by the bridge.

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 'C' 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

Call us on

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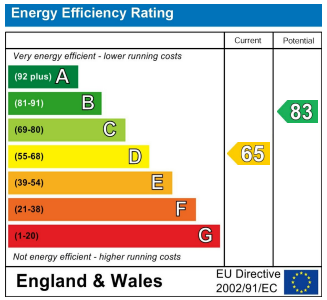
Council Tax Band C

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.