

NO ONWARD CHAIN



House - Semi-Detached

GRAFTON LANE, BIDFORD-ON-AVON, B50 4DX

Asking Price

£275,000

FEATURES

- ** SOLD ** Well Presented Extended Semi-Detached Home
- Village Location
- Additional Off Road Parking
- Kitchen/Diner
- No Onward Chain
- Tandem Garage & Workshop
- Three Good Sized Bedrooms
- Council Tax Band = C. Energy Rating = C



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3 Bedroom Semi-Detached House Situated in Bidford-on-Avon

Entrance Hallway

Obscure double glazed door to the front aspect, single panel radiator, fitted carpet and stairs leading to the first floor.

Sitting Room

15'0" x 11'9"

Double glazed window to the front aspect, TV point, wood effect flooring, double panel radiator, gas feature fireplace and wall lights. Leads to the Kitchen/Diner

Kitchen/Diner

15'1" x 10'5"

Double glazed window to the rear aspect, double glazed sliding doors to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, gas cooker, space and plumbing for a washing machine, space for a fridge, double panel radiator and pantry. Leads to the Garage.

Garage

30'1" x 8'6"

Reinforced and insulated roller door, space for two vehicles, power, marine ply flooring, pedestrian side door, lighting and space for a fridge/freezer. Leads to the Workshop

Workshop

118" x 8'6"

Insulated floor & ceiling, double glazed door to the side aspect and LED lighting and power.

Landing

Obscure double glazed window to the side aspect, fitted carpet, airing cupboard with wall mounted boiler and access via a ladder to a part boarded loft with lighting. Leads to All Bedrooms and Shower Room

Bedroom One

12'9" x 8'2"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator and wood floor boards.

Bedroom Two

11'1" x 8'3"

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

Bedroom Three

9'7" x 6'5"

Double glazed window to the front aspect, single panel radiator and fitted carpet.

Shower Room

Obscure double glazed window to the rear aspect, white three piece suite comprising of corner shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

Rear Aspect

Enclosed rear garden with beds and borders, patio area, courtesy lighting, outside cold water tap, gravelled area suitable for pots, pond, two sheds and kitchen garden.

Front Aspect

Beds and borders, courtesy lighting, storm porch and gravelled drive providing off road parking for three 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 '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 Rating = C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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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