House - Semi-Detached

THE MEADOWS, BIDFORD ON AVON, ALCESTER, B50 4AP

Asking Price
£290,000

FEATURES

- * NO ONWARD CHAIN *
- Garage
- Study
- Conservatory
- Semi Detached
- Off Road Parking For Three To Four Vehicles
- Three Bedrooms

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AVON ESTATES

3 Bedroom House - Semi-Detached located in Bidford On Avon

Entrance Hall
Obscure double glazed front door, double panel radiator, wood effect flooring, telephone point, stairs to first floor and leads to Sitting Room.

Sitting Room
16'7" x 12'7"
Double glazed window to front aspect, TV point, fitted carpet, double panel radiator, gas feature fire, three wall lights and leads to Dining Room.

Dining Room
10'7" x 7'7"
Double glazed window to rear aspect, single panel radiator, fitted carpet and leads to Kitchen.

Kitchen
10'7" x 7'8"
Double glazed window to rear aspect, double glazed door to side aspect, double panel radiator and tiled floor. A range of wall and base units with work surface over, sink, drainer, mixer tap and tiled splashback. Space for washing machine, space for fridge/freezer, space for gas or electric cooker and storage under the stairs.

Landing
Obscure double glazed window to side aspect, loft access, fitted carpet, airing cupboard with wall mounted boiler, leads to Bathroom, WC and Bedrooms.

Master Bedroom
13'6" x 8'9"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator, TV point and fitted carpet.

Bedroom Two
9'7" x 7'8"
Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Three
10'3" x 6'9"
Double glazed window to front aspect, fitted single wardrobe, single panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to rear aspect, single panel radiator, pedestal wash hand basin with splashback, standard bath with shower over and shaver point.

WC
Obscure double glazed window to rear aspect, low level WC and single panel radiator.

Conservatory
9'3" x 7'
Double glazed and brick construction, double glazed 'French' doors to rear aspect and fitted carpet.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders and patio area. Courtesy lighting and cold water tap.

Front Aspect
Block paved driveway providing off road parking for up to four vehicles, beds and borders, courtesy lighting and storm porch.

Garage
15'1" x 9'
Up and over door, power, lighting, car pit and leads to Storage Room.

Store Room/Study
8'8" x 6'9"
Double glazed window to rear aspect, double glazed door to side aspect and telephone point.

Tenure Freehold
We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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.

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

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

01386 257180

sales@avonestates.net
www.avonestates.net

Council Tax Band - C

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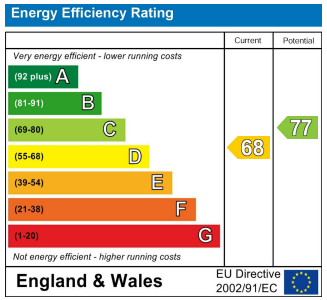

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.