

VILLAGE LOCATION



House - Terraced

OAK PLACE, BIDFORD-ON-AVON WORKS B50 4GL

Asking Price

£240,000

FEATURES

- SOLD -Two Double Bedrooms
- Breakfast/Kitchen
- Enclosed Landscaped Garden
- Off Road Parking for Two Vehicles
- Council Tax Band = B
- Close to Bidford High Street and Local Amenities
- Sitting/Dining Room
- Downstairs W/C
- Double Glazing & Gas Central Heating
- Energy rating = B



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2 Bedroom House - Terraced located in Alcester

Canopy Porch

Access to the entrance hall.

Entrance Hall

Obscure double glazed with side panel, storage cupboard, space and plumbing for a washing machine and stairs leading to the first floor.

W/C

Obscure double glazed window to the front aspect, W/C, wash hand basin and single panel radiator.

Kitchen/Breakfast Room

10'1" x 9'2"

Range of wall and base units with worktop over, one and a half bowl sink, drainer, built in electric hob with extractor hood over, electric oven, built in fridge/freezer, built in dishwasher and breakfast bar.

Sitting/Dining Room

13'1" x 12'2"

Double glazed windows and double glazed 'French' doors to the rear aspect, TV point, double panel radiator, wood effect flooring and stairs leading to the first floor.

Landing

Single panel radiator and fitted carpets. Leads to Both Bedrooms and Family Bathroom.

Bedroom One

13'1" x 10'2"

Double glazed window to the rear aspect, double panel radiator, TV point and fitted carpets.

Bedroom Two

13'1" x 8'3"

Two double glazed windows to the front aspect, single panel radiator and fitted carpets.

Family Bathroom

White three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, heated towel rail and shaver point with mirror and lighting.

Rear Garden

Landscape garden laid mainly to lawn, patio area, side gated access and shed.

Front Aspect

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

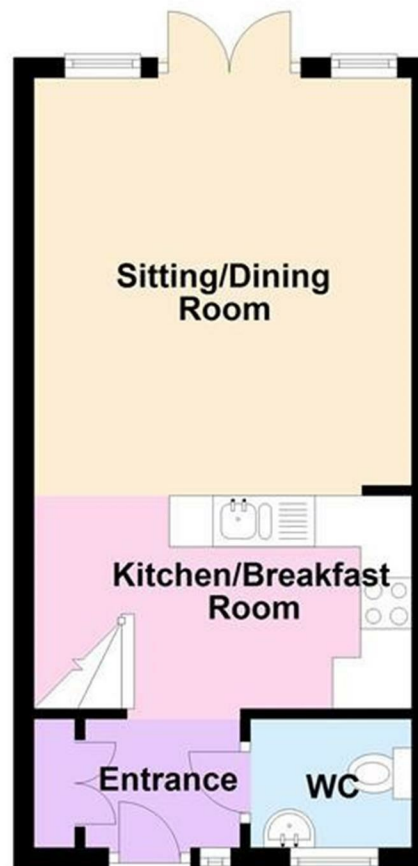
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

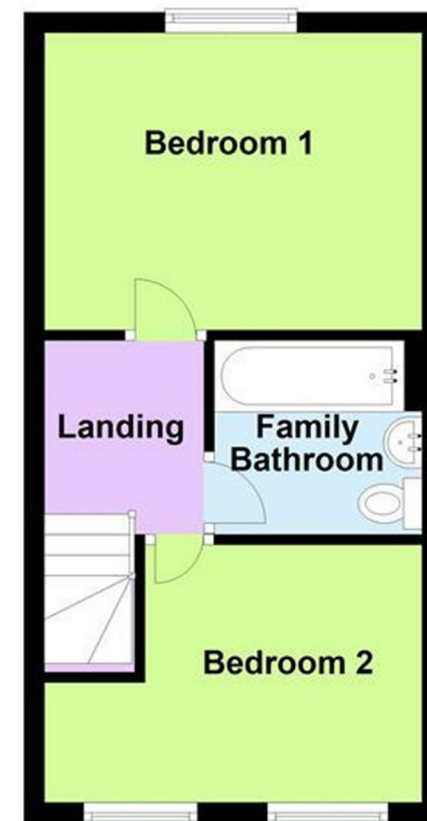
Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some

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

Ground Floor



First Floor



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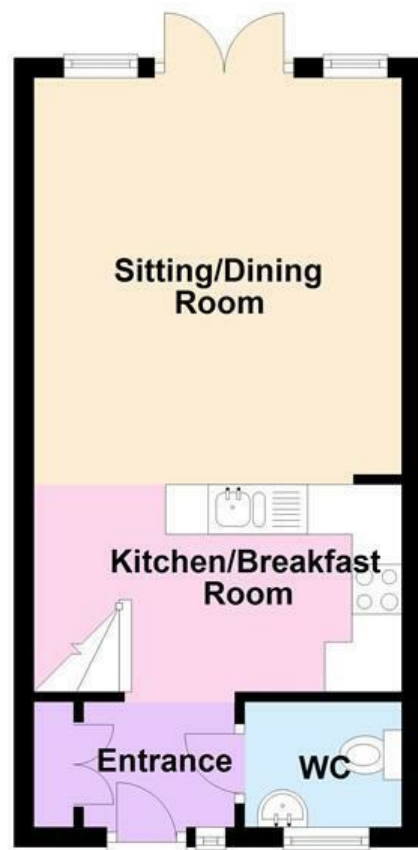
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www.avonestates.net

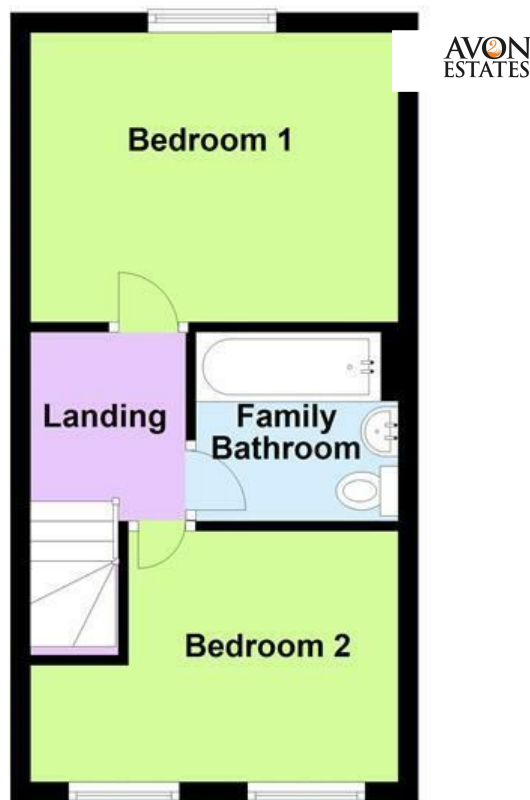
Council Tax Band = B

Energy Rating = B

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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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