

DETACHED BUNGALOW



Bungalow - Detached

QUEEN ELIZABETH WAY, BIDFORD ON AVON, B50 4GN

Asking Price

£350,000

FEATURES

- SALE AGREED Detached Bungalow
- Two Bedrooms
- Open Plan Accommodation
- Council Tax Band - D
- Village Location
- En Suite
- Garage and Off Road Parking
- Energy Performance Rating - B



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2 Bedroom Bungalow - Detached located in Alcester

Entrance Hall

Obscure double glazed door, double panel radiator, wood effect flooring and fitted coat cupboard.

Kitchen/Sitting Room

25'10" x 12'10"

Double glazed windows to side aspect, Bi-fold double glazed doors to side aspect, two double panel radiators, wood effect flooring, two 'Velux' windows, range of wall and base units with work surface over, one and a half bowl sink with drainer grooves, mixer taps, 'Quooker' tap, uprise splashback, filter hood, built in electric induction hob, built in double electric oven, top oven doubles up as a microwave, built in dishwasher, built in washer/dryer, built in fridge and freezer.

Bedroom One

11'11" x 13'

Double glazed window to front aspect, two fitted double wardrobes, double panel radiator, fitted carpet and leads to En-suite.

Ensuite

Obscure double glazed window to rear aspect, double shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splashback, heated towel rail, tiled floor, shaver point and light.

Bedroom Two

12'08" x 9'06"

Double glazed window to rear aspect, fitted triple wardrobes, double panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to front aspect, three piece white suite, low level WC, pedestal wash hand basin, heated towel rail, standard bath with shower over, extractor fan, shaver point and light.

Front Aspect

Path leading to and gravelled borders.

Rear Aspect

Enclosed garden with laid to lawn, off road parking (one space in front of the garage and two to the side), shed, gated access, (one single gate either side), power point and outside tap.

Garage

Electric roller door, space for vehicles, power, lighting and storage above.

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 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

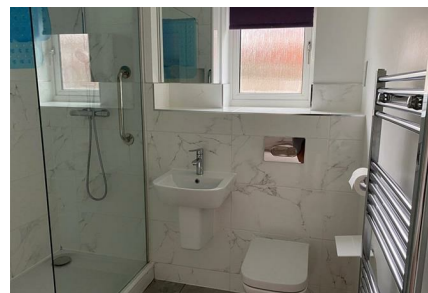
Anti Money Laundering

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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Call us on

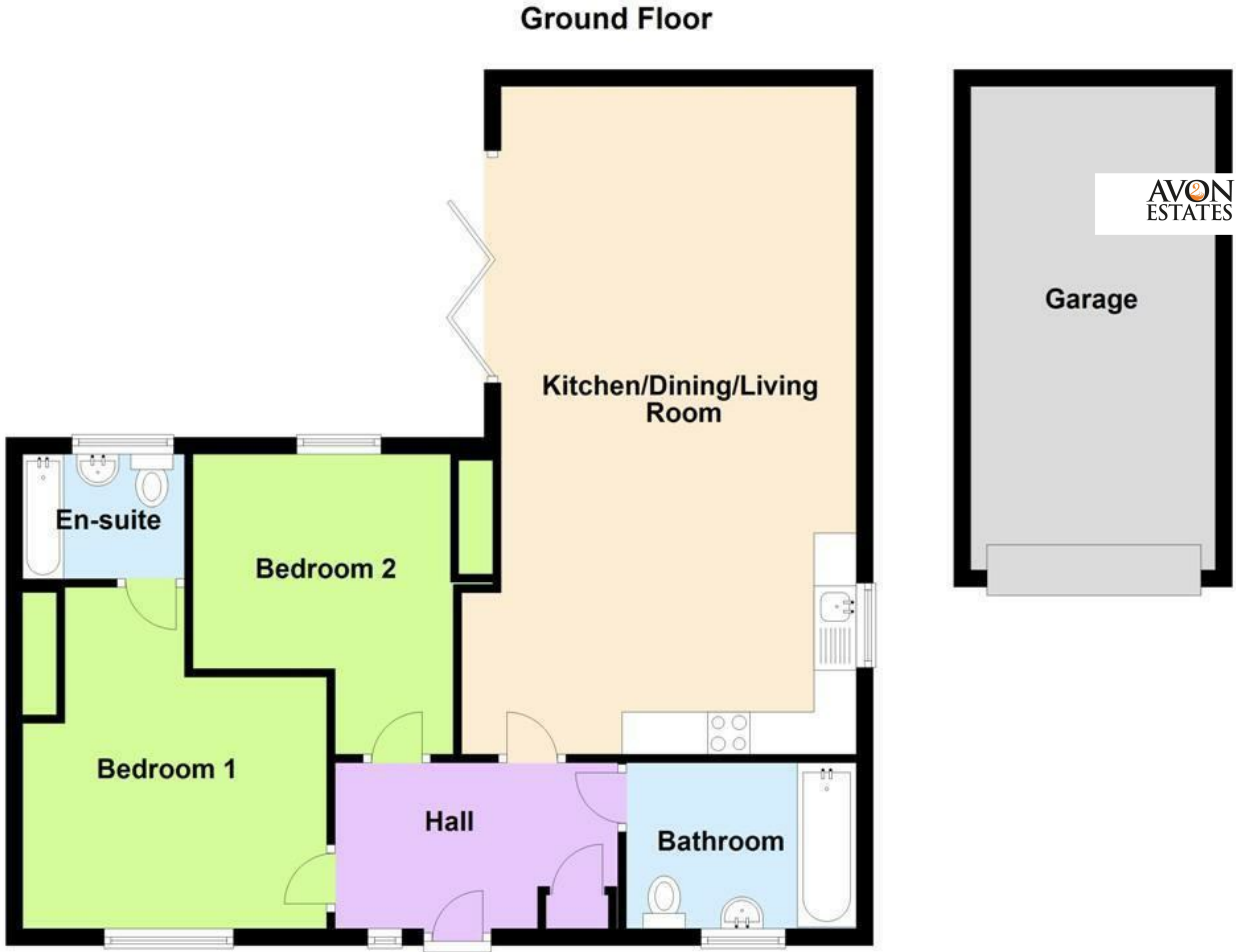
01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band - D

Energy Performance Rating - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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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