Maisonette

# CROMPTON AVENUE, BIDFORD ON AVON, ALCESTER, B50 4DG

## Asking Price

# £129,950

FEATURES

- No Onward Chain
- Two Bedrooms
- Off Road Parking
- Village Location
- Open Plan Kitchen/Sitting Room
- Enclosed Garden

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AVON ESTATES

# 2 Bedroom Maisonette located in Bidford On Avon

## Entrance Hall
Obscure double glazed door, wall mounted electric heater, storage cupboard, fitted carpet and leads to Sitting Room.

## Sitting Room
18'2" x 9'1"
Double glazed sliding doors to rear aspect, TV point, telephone point, wood effect flooring and leads to Kitchen.

## Kitchen
8' x 7'5"
Double glazed window to rear aspect, wood effect flooring, a range of wall and base units with work surface over, one and a half bowl sink, drainer, mixer tap and tiled splashback. Built in electric hob, built in electric oven, space for washing machine and space for fridge/freezer.

## Bedroom One
9'9" x 9'3"
Double glazed window to front aspect, fitted double wardrobes, wall mounted electric heater, fitted carpet and leads to Bathroom.

## Bedroom Two
8'1" x 6'3"
Double glazed window to side aspect, fitted carpet and wall mounted electric heater.

## Bathroom
10'2" x 7'4"
Obscure double glazed window to side aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin and standard bath with shower over. Towel rail and extractor fan.

## Rear Aspect
Enclosed garden, side gated access, courtesy lighting, cold water tap.

## Front Aspect
Courtesy lighting and off road parking.

## Tenure Leasehold
We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Lease Term is 125 years. Start Date 21.08.2006 - End Date January 2130. Ground Rent is £50.00 per year. No Service Charge.

## Council Tax Band
Currently tax band 'A' 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

**01386 257180**

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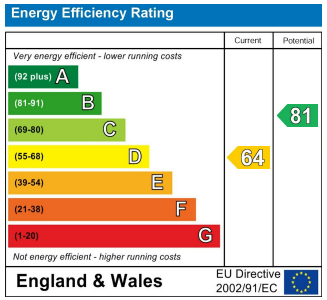
www.avonestates.net

## Ground Floor

**Council Tax Band - A**

# 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.