

NO ONWARD CHAIN



Bungalow - Detached

# DAMSON WAY, BIDFORD-ON-AVON, B50 4NB

Asking Price

£400,000

## FEATURES

- \*\* SOLD \*\* No Onward Chain
- Two Bedrooms
- Village Location
- Garage
- Council Tax Band - D
- Detached Bungalow
- Kitchen/Breakfast Room
- Off Road Parking
- Enclosed Rear Garden
- Energy Performance Rating - B



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# 2 Bedroom Detached Bungalow in Bidford-on-Avon

## Entrance Hallway

Cupboard housing fuse box, fitted carpet and single panel radiator.

## Sitting Room

16'10" x 14'2"

Double glazed 'French' doors leading to rear patio and garden, two double glazed windows to side aspect, fitted carpet, double panel radiator, TV point and telephone point.

## Kitchen

14'3" x 7'7"

Double glazed window to the rear aspect, range of wall and base units with work surface over, one and a half bowl sink, drainer, tiled splash back, built in gas hob with filter hood over, built in electric oven, built in fridge/freezer, built in washer/dryer, cupboard housing boiler, single panel radiator and wood effect flooring.

## Bedroom One

14'2" x 10'1"

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

## Bedroom Two

10'5" x 9'4"

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

## Bathroom

Obscure double glazed window to the side aspect, standard bath, low level

w/c, wall mounted wash hand basin, separate shower cubicle, single panel radiator and vinyl flooring.

## Rear Garden

Laid to lawn, small patio area, path leading to side gated access and outside water tap.

## Front Aspect

Tarmac driveway, off road parking with gated access, paved pathway leading to front door, laid to lawn and courtesy lighting.

## Garage

19'8" x 8'10"

With up and over door, power and lighting.

## Situation Bidford On Avon

Well positioned in Bidford-on-Avon, known for its picturesque setting along the River Avon. There is a range of local shops, cafes and pubs, as well as essential amenities such as schools, post office, library and healthcare facilities. The property is well-situated for major road networks to Alcester, Evesham, Stratford-upon-Avon and Redditch.

## 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

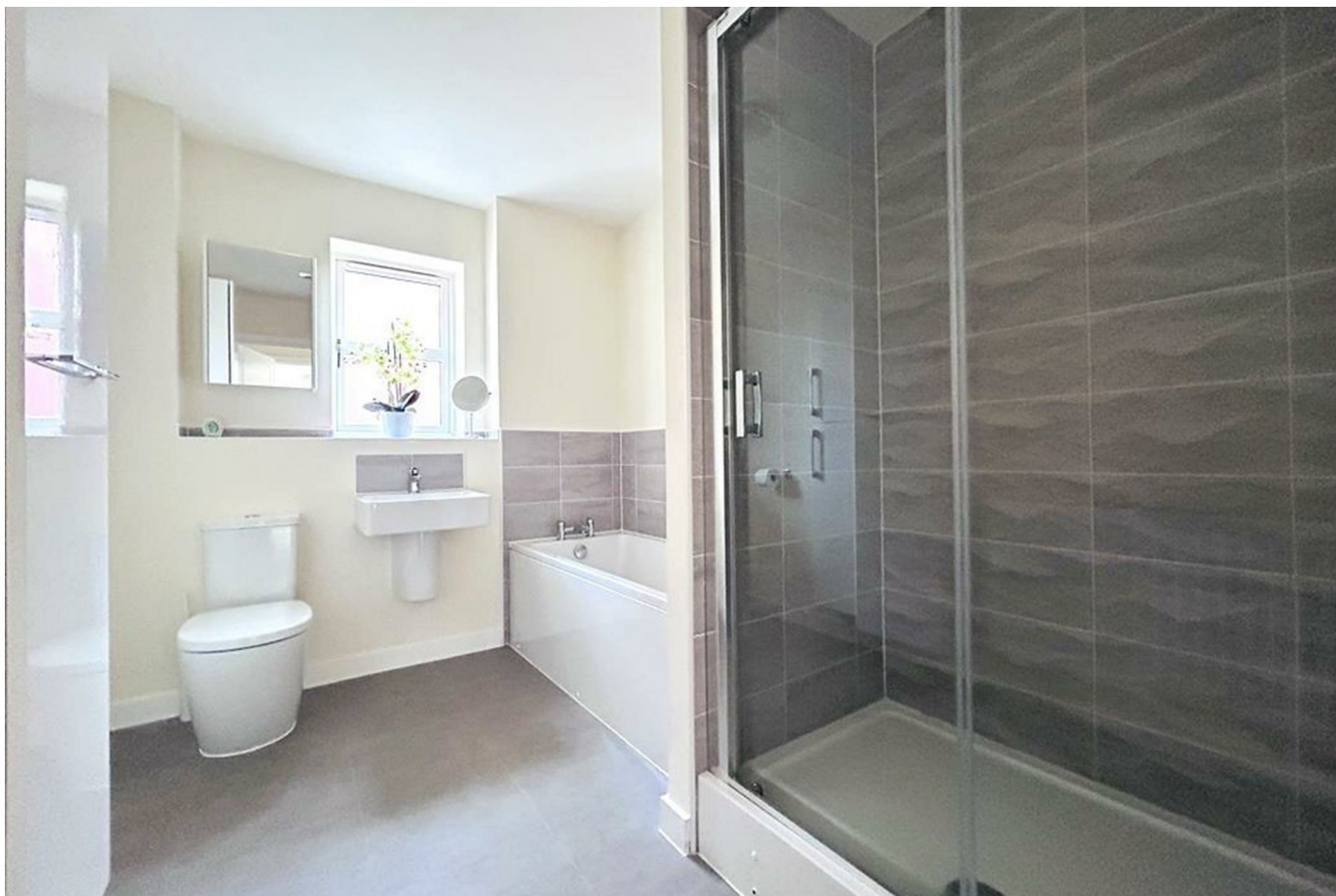
Currently tax band 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

### 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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Council Tax Band = D

**Energy Rating = B**



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 95                      |
| (81-91) <b>B</b>                            | 82      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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