

NO ONWARD CHAIN



House - Semi-Detached

WADLEYS CLOSE, BIDFORD-ON-AVON WORKS B50 4FH

Asking Price

£250,000

FEATURES

- Semi Detached Home
- Two Bedrooms
- Double Glazing Where Specified
- Garden
- Energy Performance Rating - C
- Village Location
- No Onward Chain
- Off Road Parking
- Council Tax Band - B



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2 Bedroom Semi-Detached House Located in Bidford-on-Avon

Entrance Hallway

Double glazed door to the front aspect, radiator and door leading to the Kitchen/Diner

Kitchen/Diner

12'7" x 12'0"

Double glazed window to the front aspect, range of wall and base units with worktop over, breakfast bar, one and a half bowl sink, drainer, mixer tap, gas hob with extractor hood over, built in electric oven, tiled splash back, space and plumbing for a washing machine, radiator and space for dining table.

Sitting Room

13'8" x 12'0"

'French' doors leading to the rear garden, TV socket, radiator and fitted carpet.

Landing

Fitted carpet, access to loft and doors leading to all bedrooms and bathroom.

Bedroom One

12'7" x 12'0"

Window to the front aspect, fitted carpet, and radiator.

Bedroom Two

10'5" x 6'0"

Window to the rear aspect, radiator and cupboard housing water tank.

Rear Garden

Enclosed rear garden laid mainly to lawn with beds and borders, patio area and shed.

Front Aspect

Lawn and path leading to the front door.

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

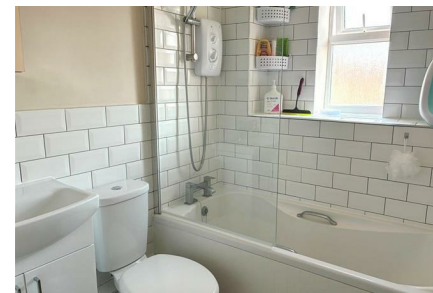
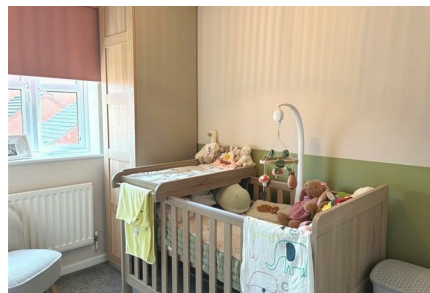
Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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



Call us on

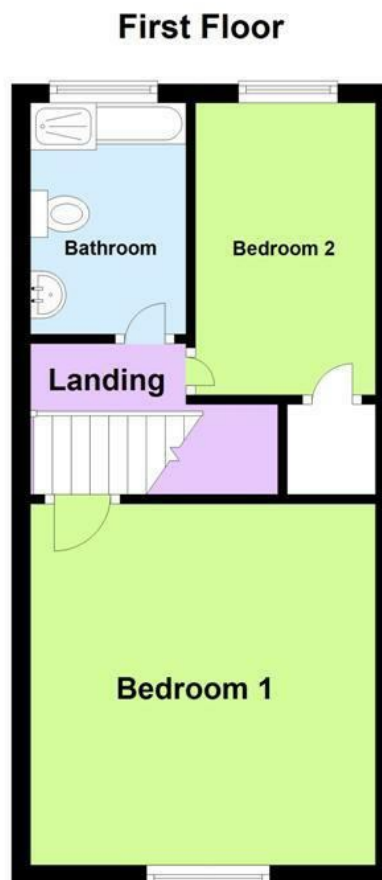
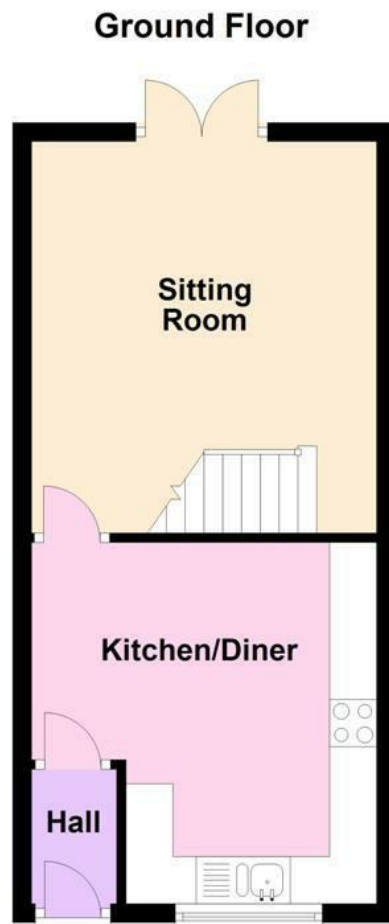
01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = B

Energy Rating = C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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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