Bungalow - Detached

SIXTEEN ACRES LANE, BICKMARSH, BIDFORD ON AVON, B50 4PA

Asking Price

£617,000

FEATURES

- ** SALE AGREED - Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Peaceful Location
- Sought After Area Of Bickmarsh
- Double Garage
- Workshop
- Study
- Off Road Parking For 5/6 Vehicles
- Utility Area

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AVON ESTATES

3 Bedroom Bungalow - Detached located in Bickmarsh

Entrance Hall
Double glazed front door, double glazed window to side aspect, single panel radiator, two storage cupboards, loft access, fitted carpet and wood effect flooring. Leads to Sitting Room, Kitchen, Bedroom One, Two, Three & Bathroom.

Bedroom One
16'8" x 14'10"
Double glazed window to front aspect, three fitted double wardrobes, two single panel radiators, fitted carpet and leads to Ensuite.

Ensuite
Part tiled, double shower cubicle, dual flush low level WC, wash hand basin in vanity, extractor fan, spotlights, heated towel rail, shaver point and tiled flooring.

Bedroom Two
11'9" x 9'9"
Double glazed window to rear aspect, single panel radiator, TV point and fitted carpet.

Bedroom Three
11'9" x 8'3"
Double glazed bay window to side aspect, single panel radiator and fitted carpet.

Bathroom
Fully tiled, obscure double glazed window to side aspect, three piece white suite comprising of dual flush WC, wash hand basin in vanity unit and a standard bath with shower over. Modern wall radiator, extractor fan and tiled flooring.

Kitchen
10' x 11'6"
Tiled floor, a range of wall and base units with work surface over, sink with drainer, mixer tap and tiled splashback. Extractor fan, spotlights, built in induction hob, built in double electric microwave oven, built in dishwasher, built in fridge and opens to Dining Area.

Dining Area
21'4" x 9'3"
Double glazed stable door to rear aspect, double glazed patio doors to rear aspect, double glazed window to rear aspect, double panel radiator, TV point, storage cupboard containing boiler, tiled floor and leads to Sitting Room & Study.

Sitting Room
12'3" x 21'6"
Double glazed window to front aspect, TV point, wood effect flooring, two double panel radiators, spotlights and 'ESSE' log burner with exposed brick surround.

Study
11' x 8'9"
Double glazed window to rear aspect, fitted carpet, modern wall radiator and leads to Utility.

Utility
4'8" x 8'9"
Double glazed stable door to rear aspect, spotlights, tiled floor, a range of wall and base units with sink, drainer and mixer tap. Double panel radiator, space for washing machine and tumble dryer. Leads to Garage.

Garage
15'9" x 22'7"
Up and over electric door, power, lighting, utility area with space for fridge/freezer and a pedestrian door to side aspect.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio, pergola, vehicular access to the rear, side gated access, courtesy lighting, cold water tap and double power point.

Workshop
17'3" x 22'6"

Front Aspect
Lawn, courtesy lighting and a gated gravelled drive providing off road parking for 5/6 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

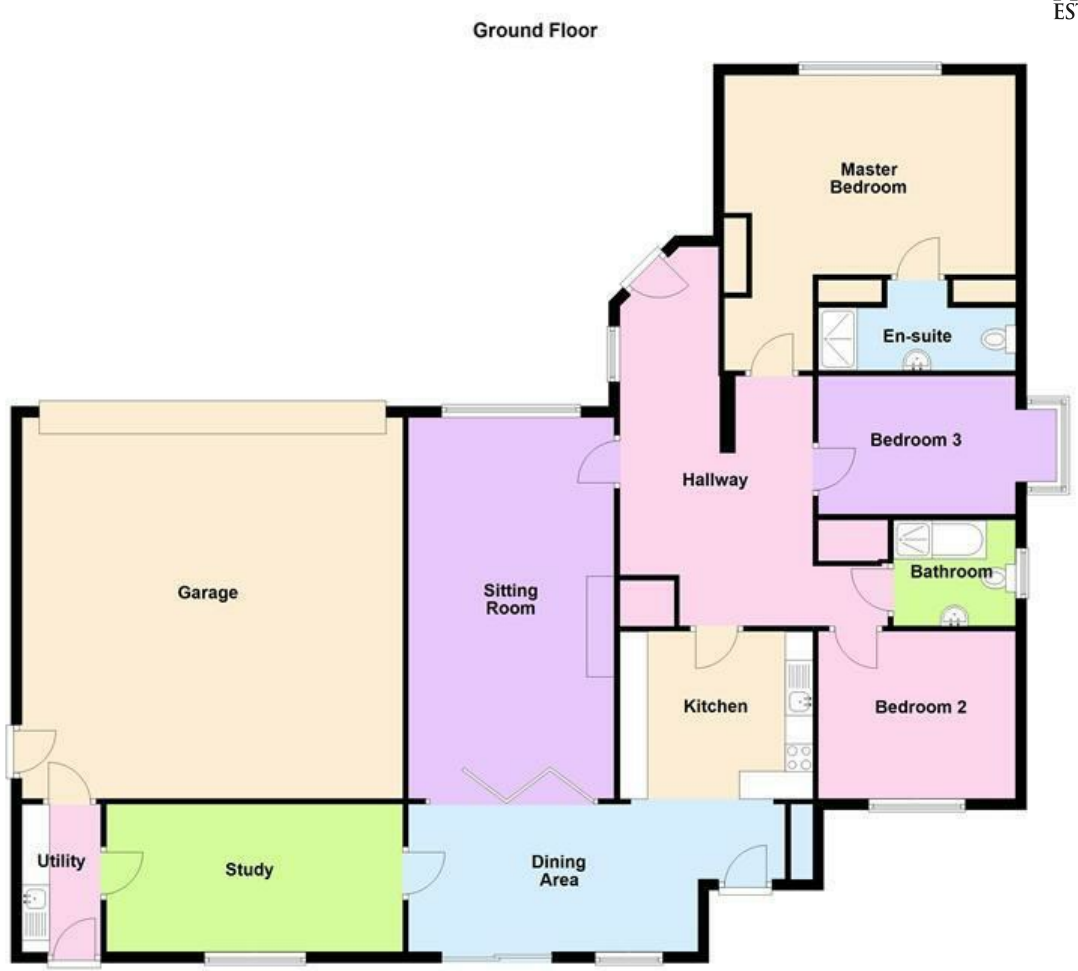
Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

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 - E

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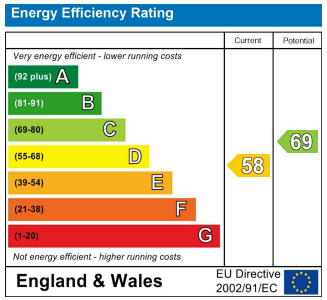

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.