



Honeybourne Road, Alcester, B50 4PQ

£260,000

**KING**  
**HOMES**

\*SSTC OTHERS ARE AVAILABLE, ENQUIRE FOR MORE DETAILS\* Spacious two-bedroom park home located within Topiary Park. This property is being sold with NO CHAIN and briefly comprises; a bloc paved driveway to the side

of the property with stairs rising to the entrance, which features an open plan spacious living area with a fully fitted kitchen and dual aspect windows to the side and front, a door leading to

an undercover terrace area which has steps leading to the garden and driveway. Two double bedrooms and a further room which is perfect for an office or dressing room. the main bedroom boasts a fully tiled ensuite bathroom, while there is also an additional modern family bathroom.

To the outside is a private garden with a large concrete shed fully insulated with all electrics and a spacious driveway for up to two cars.

Location - Bidford on Avon. The Park which is set in the Peaceful Warwickshire countryside is a highly sought after village having a strong sense of community with local shops, restaurants and all amenities within 200 yards walking

distance. There is a regular bus service and the nearest train station is Honeybourne which is just under 5 miles away and is set in between the towns of Evesham (approx. 8 .3 miles) and Stratford upon Avon (approx. 7.2 miles)



**Kitchen / Living / Dining Room**

we 24'0" x 19'4" (we 7.34m x 5.91m)

<b>Balcony</b>	7'7" x 9'8" (2.32m x 2.95m)
<b>Bedroom One</b>	11'8" x 9'3" (3.56m x 2.83m)
<b>En-Suite</b>	3'10" x 9'3" (1.17m x 2.83m)
<b>Bedroom Two</b>	10'0" x 9'9" (3.06m x 2.98m)
<b>Study</b>	4'11" x 9'3" (1.50m x 2.83m)
<b>Bathroom</b>	6'3" x 6'2" (1.93m x 1.89m)

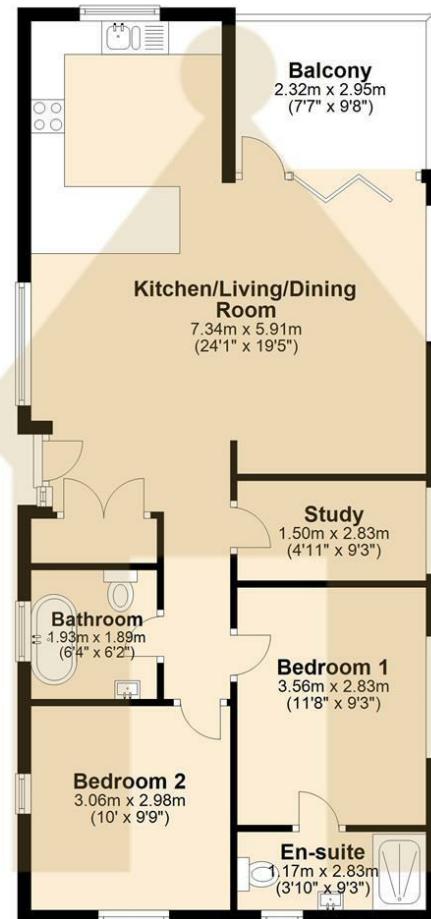




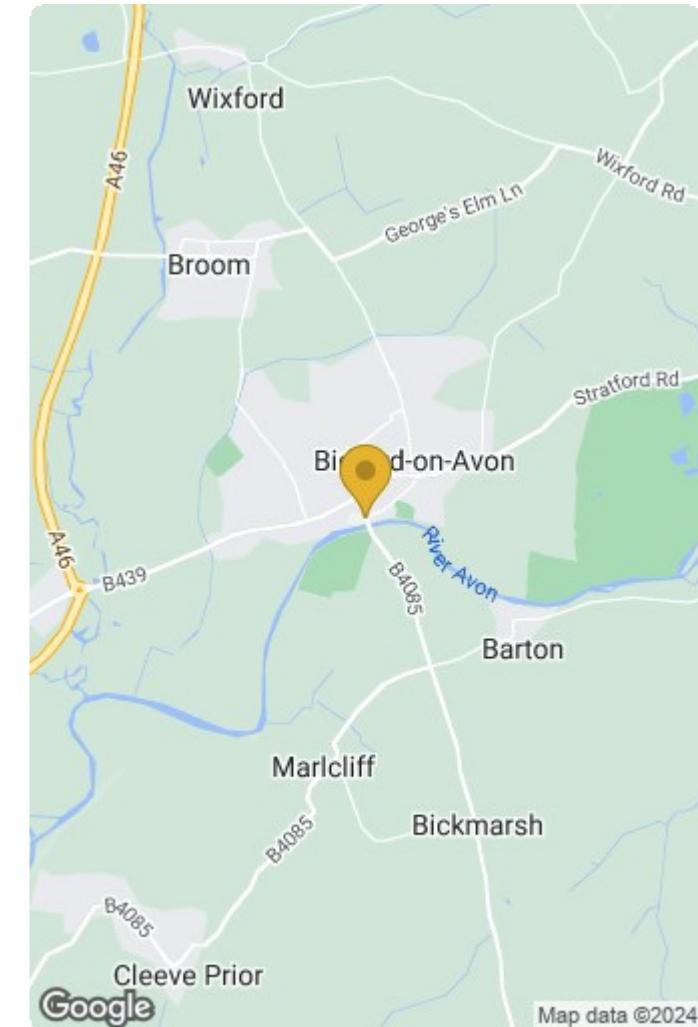
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### Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		