

Peter Clarke



3 Marleigh Road, Bidford-on-Avon, Alcester, B50 4DF

- NO CHAIN
- Detached village home
- Excellent opportunity to add value
- Requiring updating but lots of potential
- Two driveways and gardens
- Viewing highly recommended



£245,000

Best and final offers by Monday 6th November at 12 (midday) NO CHAIN. A superb opportunity to add value to this three bedroom detached house with driveway either side, front and rear gardens. Located on a popular road within the village, close to amenities, schools and leisure pursuits.

ACCOMMODATION

Entrance hall. Sitting room with window to front. Kitchen/dining room with windows to rear, door to side and double door to conservatory, work top incorporating stainless steel sink with drainer and base cupboards, space for cooker, under stairs pantry cupboard. Conservatory, steel framed and single glazed, sliding double doors to garden.

Landing with loft hatch, airing cupboard housing immersion water tank. Bedroom with two windows to front, fitted double wardrobe. Bedroom with window to rear, fitted double wardrobe. Bedroom with window to rear, fitted unit with high level cupboards and dressing table. Shower room with opaque window to side, shower cubicle with electric shower, wash hand basin, wc.

Outside to the front there are stone chipping driveways to either side, paved pathways, mainly laid to lawn, planted beds, mature shrubs and trees. Double gates either side lead to the rear with a mix of pathways, patios, brick paved driveway, laid to lawn, planted beds and mature shrubs. Timber summerhouse.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

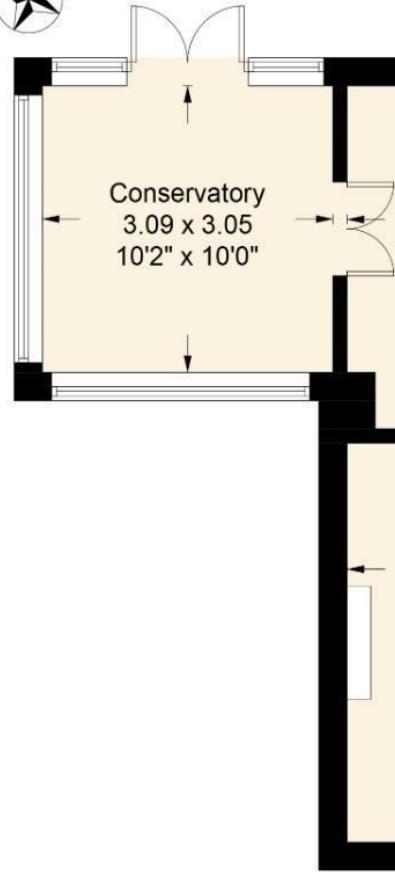
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



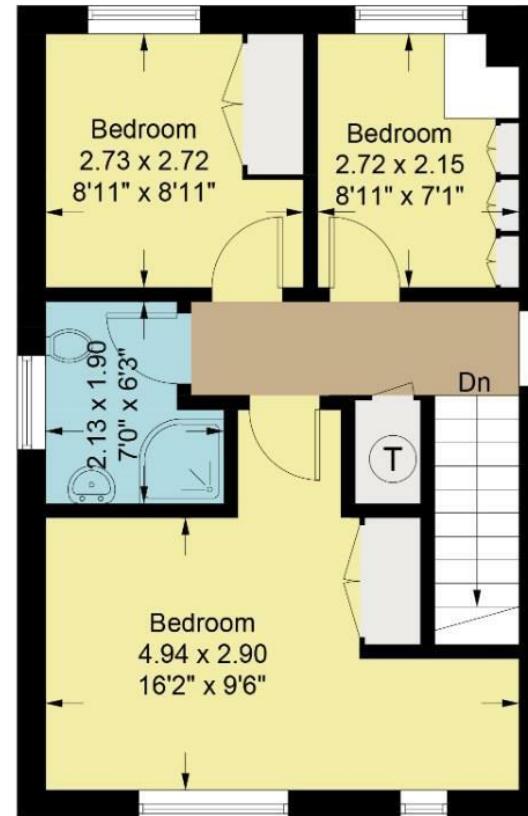
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Ground Floor

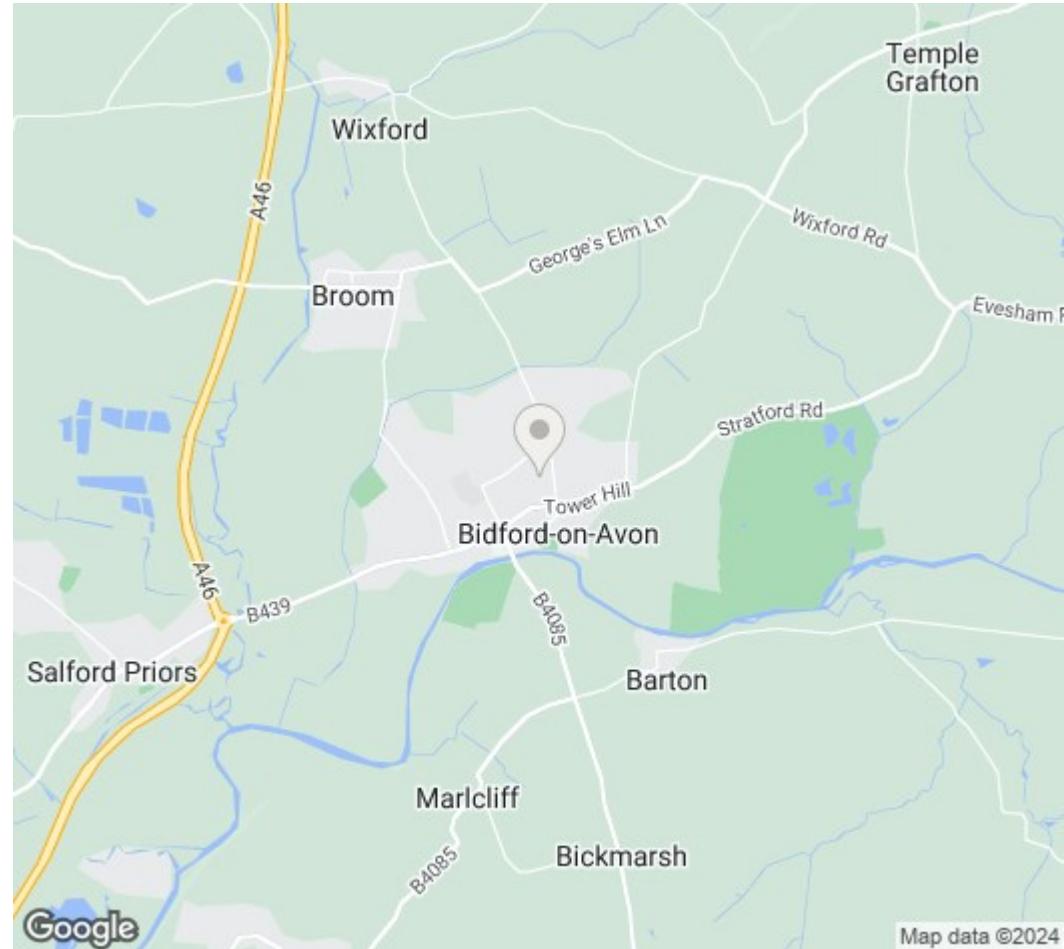
Approximate Gross Internal Area = 91.7 sq m / 987 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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