

Peter Clarke



22 Orchard Close, Bidford-on-Avon, Alcester, Warwickshire, B50 4BT

- Two good sized bedrooms and bathroom
- Sitting/dining room and kitchen/breakfast room
- Driveway, garage store and garden
- Ideal first time buy, downsize or investment property
- Viewing highly recommended



£255,000

A very well presented two bedroom end of terrace home with driveway, garage store and landscaped garden. Located in a popular residential area of Bidford on Avon with it's range of shops, restaurants, school and riverside leisure pursuits.

#### ACCOMMODATION

Entrance hall with wood effect flooring. Sitting/dining room with window to front, feature electric fireplace, under stairs storage, cupboard, wood effect flooring. Stylish kitchen with window and door to rear, range of matching wall and base units with wooden work surface incorporating one and a half bowl ceramic sink with drainer and four ring electric hob with fan hood over, integrated oven, microwave, washing machine and dishwasher, space for fridge freezer, breakfast bar, tiled flooring.

Landing with loft hatch. Bedroom with window to front, over stairs wardrobe. Bedroom with window to rear. Bathroom with opaque window to rear, bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail and storage cupboard, tiled flooring.

Outside to the front a tarmacadamed driveway leads to the garage. Stone chipping parking space, raised bed, planted shrubs. Garage with up and over door, partly boarded storage and split to create one third being a storage space, rear two thirds with plasterboard partition and door leading to an area with wood effect flooring, power, light and door to rear garden. The rear garden has a mix of paved pathways, patios, stone chipping beds, mainly laid to lawn, mature shrubs.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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.

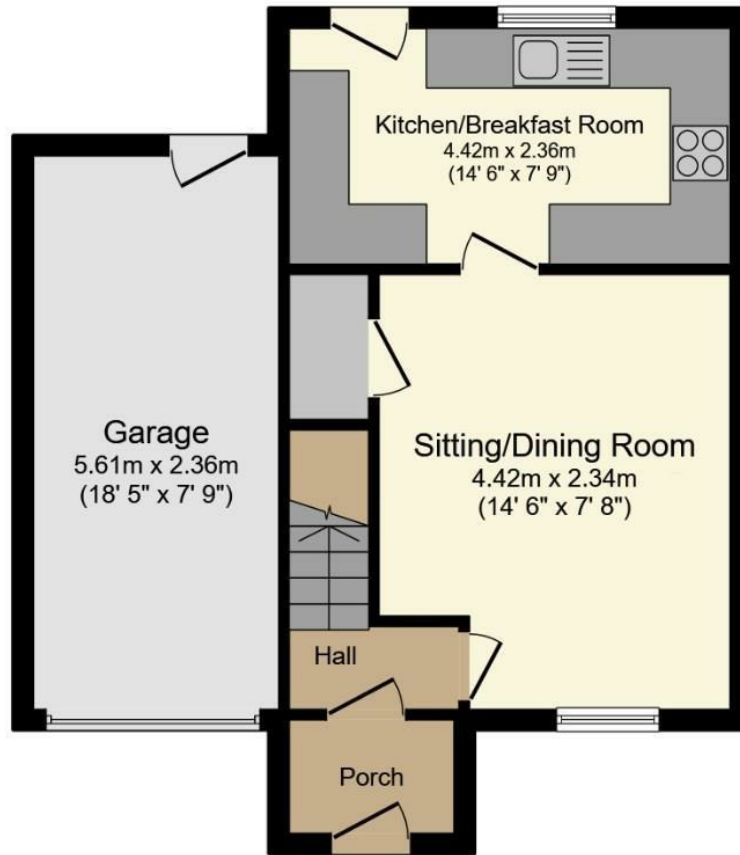
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

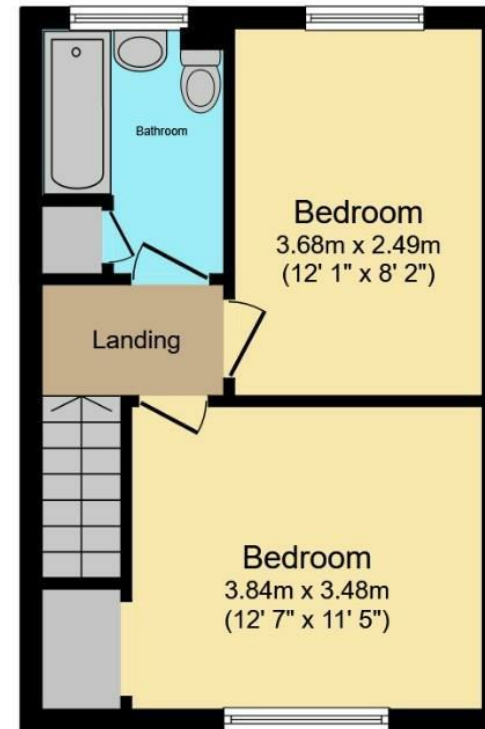
**VIEWING:** By Prior Appointment with the selling agent.



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**Ground Floor**  
Floor area 46.4 m<sup>2</sup> (500 sq.ft.)



**First Floor**  
Floor area 30.1 m<sup>2</sup> (325 sq.ft.)

**TOTAL: 76.6 m<sup>2</sup> (824 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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