



67 Avon Way, Bidford-on-Avon, Alcester, B50 4GP

- Tucked away position
- Well presented
- Open outlook to front
- Hall, sitting room, cloakroom, kitchen/dining room
- Three bedrooms and bathroom
- Off road parking to side
- Nice sized rear garden



£290,000

A well presented three bedroom semi-detached property tucked away in a quiet position off a private road with an open outlook to the front, built approximately four years ago.

ACCOMMODATION

A front door leads to entrance hall. Sitting room with open outlook to front. Kitchen/dining room with one and a half bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface with upturn, four burner electric hob with stainless steel splashback, oven and grill below, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, wood effect floor, French doors to garden.

First floor landing. Three bedrooms. Bathroom with wc, wash basin and bath with shower screen and shower over.

Outside there is block paved off road parking to the side and additional parking to the front. Path to the front door with shallow foregarden. The rear garden has a good size patio, lawn, path to the rear of the garden where there is a garden shed and being enclosed by wood fencing.

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 heating to radiators.

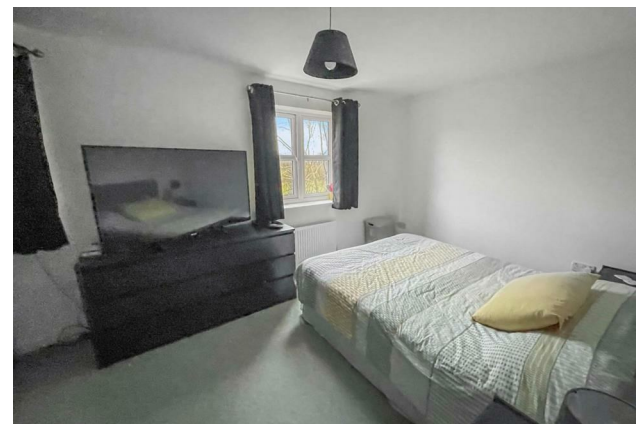
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

AGENTS NOTE: We have been advised by the vendor there is a maintenance charge for the communal areas of approximately £200 per annum. This must be checked by your solicitors before exchange of contracts.

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

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

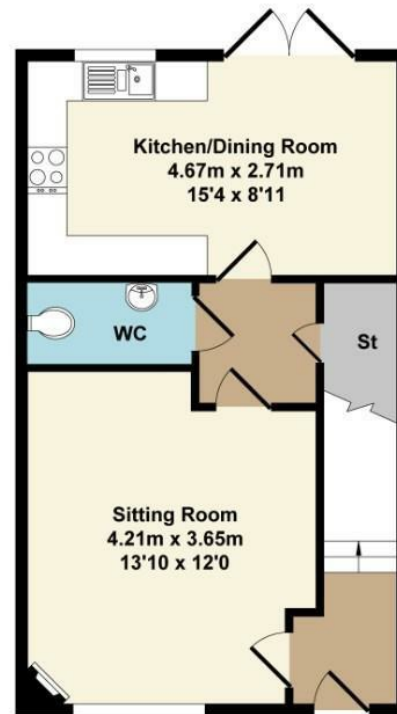
VIEWING: By Prior Appointment with the selling agent.



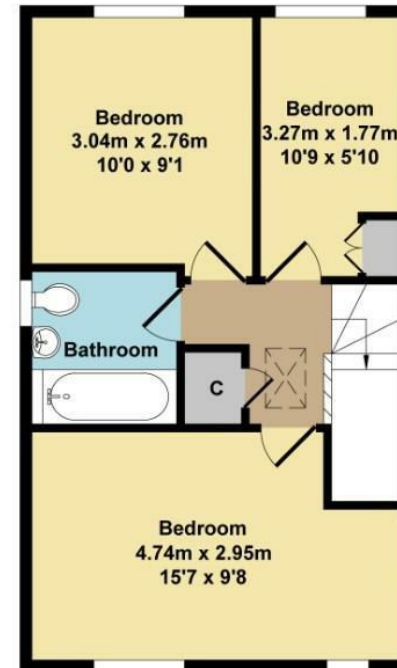
Avon Way, Bidford on Avon

Total Approx. Floor Area 76.0 Sq.M. (818 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 38.0 Sq.M.
(409 Sq.Ft.)



First Floor
Approx. Floor
Area 38.0 Sq.M.
(409 Sq.Ft.)





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Peter Clarke

