



25 Lambourne Close, Bidford-On-Avon, Alcester, Warwickshire, B50 4QH

- Fully renovated
- New kitchen
- New bathrooms
- New electrical distribution board
- New heating system
- Landscaped garden
- Creation of home office at the rear of the garage
- Cul-de-sac location
- No onward chain
- Immaculate throughout



Offers Over £460,000

A fully renovated four bedroom detached home located in a peaceful cul-de-sac location and in our opinion making an ideal family home. Having been fully improved to include new kitchen, bathrooms, plastering, wiring, heating and flooring. A partially converted garage to allow office space and a re-turfed garden. This property must be viewed to appreciate the standard of accommodation on offer.

#### ACCOMMODATION

Entrance Hall. Cloakroom with wc and wash hand basin. Sitting Room having feature fireplace with coal effect gas fire. Re-fitted Dining Kitchen with matching wall, base and drawer units with solid beech work surface over and incorporating stainless steel sink, Cookmaster Range and overhead canopy extractor, integrated AEG dishwasher, fridge, freezer, door to understairs storage cupboard. Utility with matching wall and base units with work surface over and incorporating stainless steel sink and drainer unit.

Landing with loft access (partially boarded and pull down ladder), door to airing cupboard. Master Bedroom with built in wardrobe and En Suite with shower cubicle, wc and wash hand basin with storage under. Bedroom Two with built in wardrobe, Bedroom Three, Bedroom Four, Bathroom with raindrop shower over and additional hand held shower attachment, wc and wash hand basin with storage under, wall mounted heated towel rail.

Outside, the partially converted garage allows for a home office at the rear with pedestrian access from the garden. The garden has been re-turfed and is enclosed by fencing and includes a newly laid, non-slip white porcelain patio. To the front is a driveway allowing parking for three cars, access to the front of the garage with an up and over door and a lawned front garden.

#### 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 E.

**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.

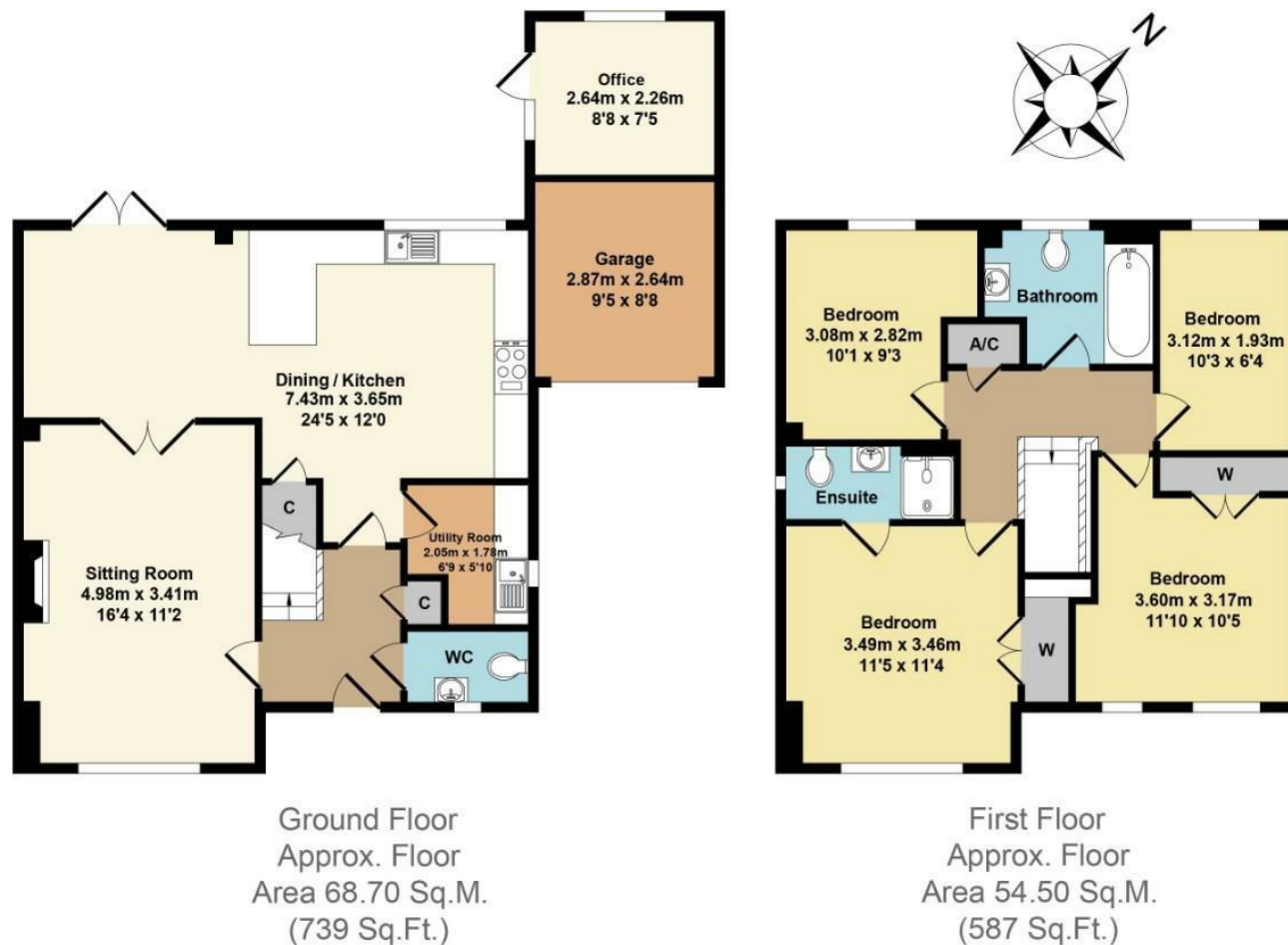


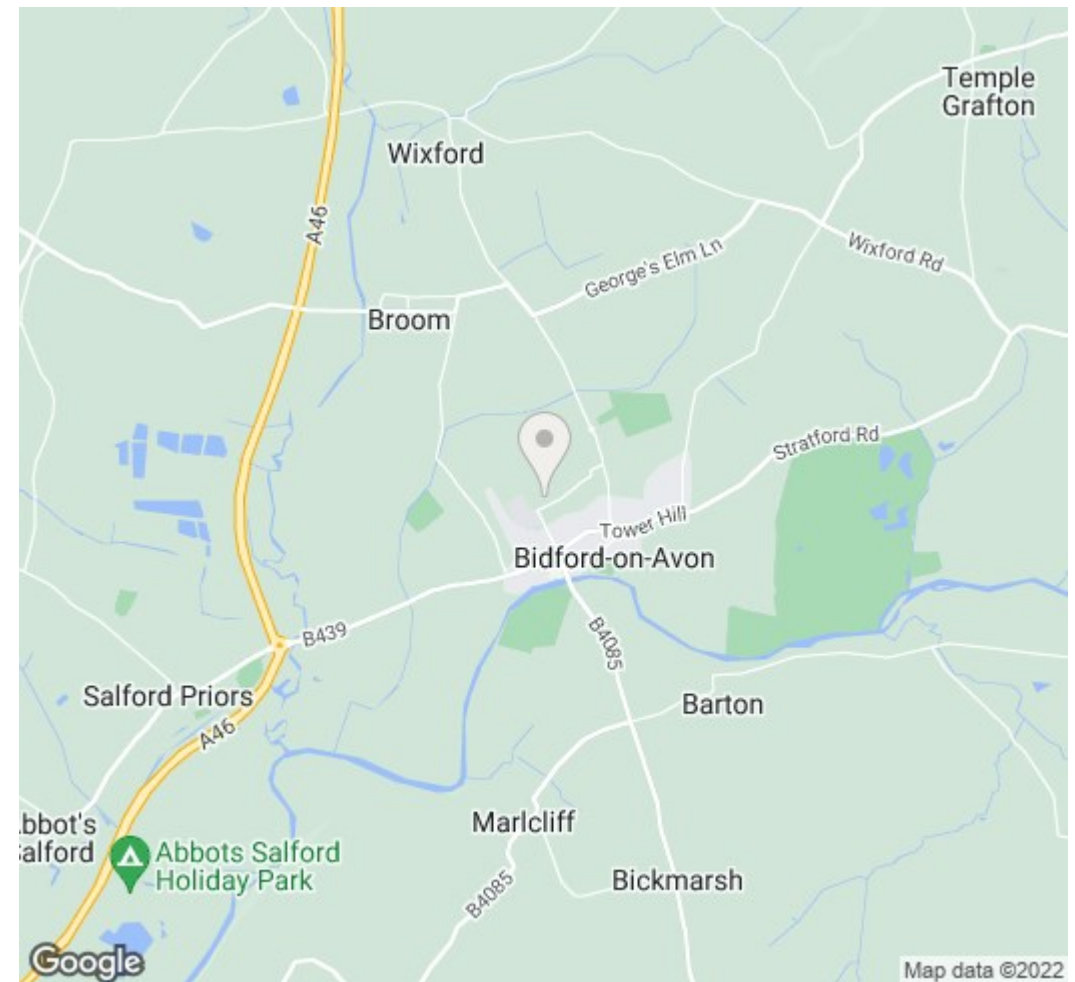


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Total Approx. Floor Area 123.20 Sq.M. (1326 Sq.Ft.)

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.





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Peter Clarke

