

# Marleigh Road

Bidford on Avon- £265,000



Sales: 01386 257180  
Lettings: 01386 257190  
www.avonestates.net  
Email: sales@avonestates.net

8 Vine Street  
Evesham  
Worcestershire  
WR11 4RE

A well maintained Four Bedroom Semi Detached home situated in the village of Bidford on Avon. The accommodation comprises an Entrance Hall, Open plan Sitting Room & Dining Area, Kitchen, Sun Room and Family Bathroom. The property also benefits from a Garage, Off Road Parking, Rear Garden, Gas Central Heating and Double Glazing. The property is also in catchment for Bidford on Avon CofE Primary School. EPC = D

 **Semi Detached Home**

 **Gas Central Heating**

 **Four Bedrooms**

 **Double Glazing**

 **Garage and Off Road Parking**

 **Sun Room**

 4  1  2

**Directions:** From the Agents High Street Office proceed to the traffic lights adjacent to the historic River Bridge. Turn right at these lights to a small traffic island and take the third exit towards Stratford upon Avon. At the bottom of Tower Hill turn left into Waterloo Road and then take the second turning on your left into Marleigh Road. Number 63 will be identified by the Agents for sale board.

#### **ENTRANCE HALL**

Single panel radiator, fitted carpet, telephone point and stairs to first floor. Leads to Sitting Room.

#### **SITTING/DINING ROOM**

21' 0" x 12' 1" max 10' 0" min" (6.4m x 3.91m) Double glazed bay window to front aspect, TV point, fitted carpet, two double panel radiators, electric feature fire and storage under stairs. Leads to Kitchen.

#### **KITCHEN**

15' 0" x 7' 0" (4.57m x 2.13m) Double glazed window to rear aspect, range of wall and base units with work surfaces over, sink with drainer, mixer taps, spot lights, filter hood, built-in gas hob, built-in electric oven, cupboard with space for fridge and space and plumbing for dishwasher. Leads to Garage

#### **SUN ROOM**

14' 0" x 8' 0" (4.27m x 2.44m) Brick edged construction with double glazed French doors to rear aspect and tiled flooring.

#### **LANDING**

Loft access and fitted carpet. Leads to all Bedrooms and Bathroom.

#### **BEDROOM ONE**

12' 0" x 10' 0" (3.66m x 3.05m) Two double glazed windows to front aspect, fitted double wardrobes, single panel radiator, fitted carpet and fitted storage over the stairs.

#### **BEDROOM TWO**

14' 0" x 7' 0" (4.27m x 2.13m) Double glazed window to front aspect, double panel radiator, access to loft and fitted carpet.

#### **BEDROOM THREE**

9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to rear aspect and fitted carpet.

#### **BEDROOM FOUR**

7' 0" x 7' 0" (2.13m x 2.13m) Double glazed window to rear aspect, double panel radiator and fitted carpet.

#### **BATHROOM**

Obscure double glazed window to rear aspect, three piece suite comprising low level wc, pedestal wash hand basin with splash back, standard bath with shower over and heated towel rail.

#### **REAR ASPECT**

Enclosed garden mainly laid to lawn with beds and borders, patio, cold water tap and shed.

#### **FRONT ASPECT**

Blocked paved with off road parking for 1/2 vehicles and gravelled area for pots.

#### **ENTRANCE PORCH**

Obscure double glazed front door to front aspect, red quarry tiled floor, double glazed window to front aspect and side aspect. Leads to garage and entrance hall.

#### **GARAGE**

Electric roller door, power, plumbing for washing machine, space for tumble dryer and space for fridge/freezer.

#### **TENURE & POSSESSION**

We understand the property is for sale ' Freehold '. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

#### **COUNCIL TAX BANDING**

Currently tax band ' D ' this is subject to change during the conveyance if the property has been extended since 1st April 1991

#### **ANTI MONEY LAUNDERING**

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

#### **MORTGAGE REQUIREMENTS**

Should you require a free consultation with an Independent Financial Adviser to discuss your mortgage needs, then we would be happy to arrange this upon your behalf, at either your home or the Independent Financial Adviser's office by day or by night, at a time that suits you best.



**NB**

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

**Viewing Arrangements:** By appointment with Peter Dickenson **Tel:** 01789 778166



**SALES** 01386 257180 **LETTINGS** 01386 257190 **FAX** 01386 257181 **EMAIL** [sales@avonestates.net](mailto:sales@avonestates.net)  
**AVON ESTATES** 8 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE







## Independent Mortgage Advice.

Avon Estates in association with Insurance & Mortgage Services Ltd, are happy to provide unbiased independent mortgage and Insurance advice.

Authorised and regulated by the Financial Services Authority – Registration Number 300993

Your home may be repossessed if you do not keep up repayments on your mortgage or other loan secured on it.

### MISREPRESENTATION ACT 1991

These particulars are set out as a guide only for the guidance of interested purchasers and does not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to neither Avon Estates as agents, nor any employees of the agents any authority to make or give representation or warranty whatever in relation to the property.

All measurements are approximate and Avon Estates has not tested any apparatus, fixtures, fittings, central heating system, or services