

Peter Clarke



26 Marleigh Road, Bidford-on-avon, Alcester, B50 4DF

£280,000

A recently improved three bedroom detached home offering stylish open plan living in the popular village of Bidford on Avon, approximately seven miles from Stratford upon Avon. Boasting an en suite bedroom, rear garden and driveway to front, this property is also offered with no onward chain.



BIDFORD-ON-AVON is a self contained village situated at an equal distance between Stratford upon Avon and Evesham being approximately 7 miles respectively, on the banks of the River Avon. The village offers good local shopping and other facilities including an Infant & Junior School, medical centre and supermarket. In easy reach is the M40 (Birmingham to London) and M42. In addition, the Cotswolds are close at hand.

ENTRANCE HALL

OPEN PLAN SITTING/DINING ROOM/KITCHEN The **SITTING/DINING ROOM** is dual aspect with bay window to front.

KITCHEN AREA comprising matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit. Integrated oven, four ring gas hob with overhead extractor, fridge freezer and dishwasher. Door to understairs storage cupboard.

UTILITY ROOM with space for washing machine with work surface over and overhead cupboards.

DOWNSTAIRS WC with WC and wall mounted wash hand basin.

LANDING with boarded loft access.

BEDROOM refitted carpets.

EN SUITE a white suite comprising shower cubicle, wc and pedestal wash hand basin.

BEDROOM with built in wardrobe, door to overstairs airing cupboard.

BEDROOM refitted carpets.

BATHROOM a white suite comprising bath, wc and pedestal wash hand basin.

OUTSIDE TO THE REAR is a paved patio running the width of the property, leading to a lawned garden with paved pathway and pebble border. Gated side access and to the **FRONT** is a brick paved driveway and low maintenance pebble garden area.



GARAGE with up and over door, but used for storage purposes only having been recently converted to allow for the utility and wc.

GENERAL INFORMATION

TENURE We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES We have been advised by the vendor there is mains gas, water, electricity and drainage are connected to the property. However, this must 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.

DIRECTIONS: From Stratford upon Avon, proceed west on the B439 Evesham Road. Upon entering Bidford on Avon, proceed to the bottom of Tower Hill, turn right into Waterloo Road and left into Marleigh Road. Continue following the road round past the park, continue round where you will find the property on the corner identified by a for sale board.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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Total Approx. Floor Area 90.70 Sq.M. (976 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.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) 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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