# Sanders&Sanders

## VICTORIA ROAD BIDFORD-ON-AVON ALCESTER



A rather elegant, period, semi-detached property, boasting extensive and sunny aspect garden to rear. Being offered with no upward chain and having accommodation to include; Traditional reception hallway, bay fronted lounge with separate dining room with interconnecting sliding double doors, breakfast/kitchen with pantry, split level first floor galleried style landing, three double bedrooms and bathroom. Decorative stone chipped frontage offering parking for two cars and brick built out house style WC & store to rear. The main property benefits from majority double glazing and gas fired central heating.

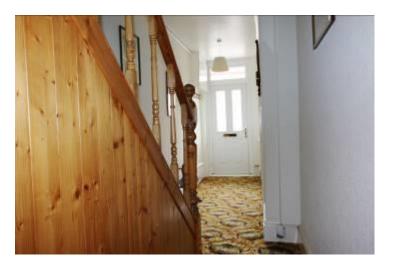
## £339,000

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### Victoria Road, Bidford-on-Avon, Alcester, Warks, B50 4AR

TRADITION RECEPTION HALLWAY



BAY FRONTED LOUNGE Approximately 12' 1'' (3.69m) x 11' 0'' (3.35m) excluding bay





DINING ROOM Approximately 11' 0'' (3.36m) x 11' 0'' (3.35m)



BREAKFAST/KITCHEN Approximately 15' 4'' (4.68m) narrowing down to 8' 10'' (2.7m) x 9' 0'' (2.74m) narrowing down to 5' 3'' (1.62m)





DOUBLE BEDROOM ONE Approximately 11' 1'' (3.38m) x 11' 0'' (3.35m)



DOUBLE BEDROOM TWO Approximately 11' 1'' (3.38m) x 10' 1'' (3.08m)



DOUBLE BEDROOM THREE Approximately 12' 5'' (3.77m) x 9' 1'' (2.77m)



#### FAMILY BATHROOM



OUTSIDE

EXTENSIVE SUNNY ASPECT ENCLOSED REAR GARDEN





#### EXTENSIVE SUNNY ASPECT ENCLOSED REAR GARDEN CONTINUED

#### **FIXTURES & FITTINGS**

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

#### TENURE

The vendor has informed us that the property is Freehold: however, you are advised to have this information verified by your legal representative at the earliest opportunity.

#### **NEED A MORTGAGE?**

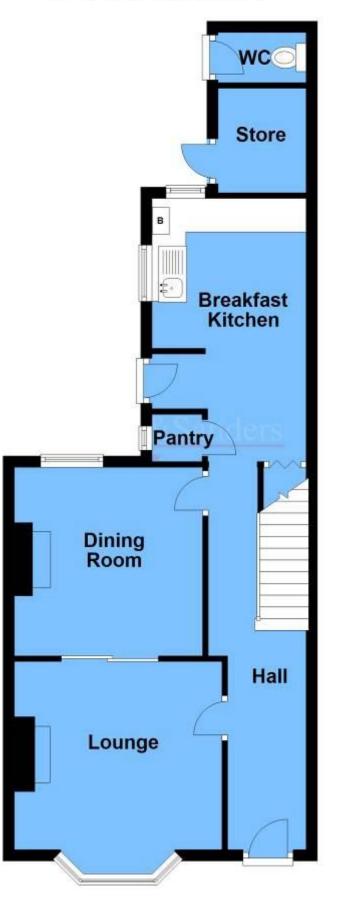
We can introduce you to a friendly, highly qualified Mortgage Consultant, Martin Bedwin of Stratford Financial Services Ltd for a free no obligation discussion in confidence. Call us today to arrange an initial fee free consultation in branch or at home.

#### HAVE A PROPERTY TO SELL?

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.

These floor plans are for identification purposes only in relation to where one room is situated to another. The brochure details and floor plans are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements.

Approx. 53.3 sq. metres (573.6 sq. feet)



#### **Ground Floor**

#### **First Floor**

Approx. 48.4 sq. metres (521.0 sq. feet)



The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.