

RUFFORD CLOSE ALCESTER WARWICKSHIRE



A much-improved link semi-detached property offering contemporary style open-plan living within a sought-after residential no through road. Boasting a sunny aspect rear garden and having stylish accommodation comprising; Open-plan lounge and kitchen area with feature tiled flooring, generously sized previous garage area offering versatile space with shower, two bedrooms and modern bathroom. Fore-garden, tandem driveway parking and generous garden to rear with pergola and patio area.

£259,950

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

Web: www.sanders-sanders.co.uk

Rufford Close, Alcester, Warwickshire, B49 6EE

Lounge/Diner

5.07m (16'8") x 3.60m (11'10")



Kitchen

3.60m (11'10") x 2.42m (7'11")



Previous Garage Area with Shower (potential versatile use)

4.67m (15'4") x 2.57m (8'5")

Please note that this area currently does not have building regulation approval, however, retrospective building regulation approval may be possible to obtain if required.





Bathroom
2.36m (7'9") x 1.43m (4'8")



Bedroom One
4.26m (14') x 3.60m (11'10")



Rear Garden

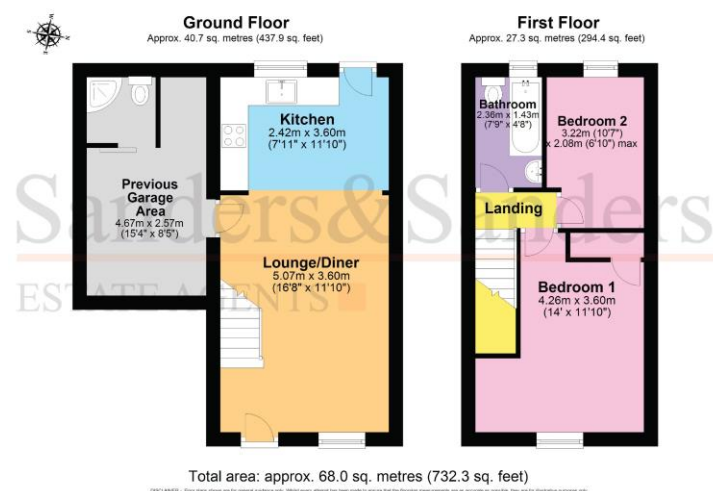


Bedroom Two
3.22m (10'7") x 2.08m (6'10") max



Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They 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 from the floor plans or measurements from the property details. You are advised to confirm all measurements.



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.