

St. Laurence Way

Bidford on Avon – £349,950



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8 Vine Street
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WR11 4RE

A well presented four bedroom detached property having the benefit of gas fired central heating and double glazing. The accommodation briefly comprises sitting room, recently fitted kitchen/breakfast room, utility, dining room, master bedroom with en suite, three further bedrooms, family bathroom, garage, off road parking and garden. EPC = TBC

- 🏡 Detached House
- 🏡 Double Glazing
- 🏡 Village Location
- 🏡 Four Bedrooms
- 🏡 Gas Fired Central Heating
- 🏡 En Suite

Directions: From the Agents High Street office proceed to the traffic lights with the historic river bridge. Turn right at these lights to a small traffic island and take the second exit into Bramley Way. Turn right into St Laurence Way and the property will be found on the left hand side.

ENTRANCE HALL

Obscure double glazed front door, single panel radiator, wood effect flooring, telephone point and stairs to first floor. Leads to W/C, Kitchen and Sitting Room.

DOWNSTAIRS W/C

Low level w/c, wash hand basin, tiled splash back, wood effect flooring, single panel radiator and extractor fan.

SITTING ROOM

15' 7" x 10' 0" (4.75m x 3.05m) Double glazed window to front aspect, "French" doors to rear aspect, TV point, wood effect flooring, double panel radiator and gas feature fire. Leads to Dining Room.

DINING ROOM

10' 3" (max) x 11' 0" (max) (3.12m x 3.35m) Double glazed "French" doors to rear aspect, double panel radiator and wood effect flooring. Leads to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

11' 9" (max) x 11' 0" (max) (3.58m x 3.35m) Double glazed window to rear aspect, double panel radiator, range of wall and base units with work surfaces over, one and a half bowl sink with drainer and mixer taps, tiled splash back, spot lights, under cabinet lighting, filter hood, built-in "Neff" electric induction hob, built-in "Neff" double electric oven, built-in "Neff" dishwasher and space for fridge/freezer. Leads to Utility.

UTILITY ROOM

6' 3" x 5' 3" (1.91m x 1.6m) Obscure double glazed door to rear aspect, spot lights, range of wall and base units, sink with drainer and mixer taps, tiled splash back, extractor fan, single panel radiator and space and plumbing for washing machine, Leads to Garage.

LANDING

With loft access being part boarded with ladder and light, fitted carpet, airing cupboard with slatted shelving and tank. Leads to all Bedrooms and Bathroom.

BEDROOM ONE

13' 2" x 11' 3" (4.01m x 3.43m) Two double glazed windows to front aspect, fitted double wardrobes, double panel radiator and fitted carpet. Leads to En Suite.

ENSUITE

Obscure double glazed window to side aspect, double shower cubicle with "Aqualisa" shower, extractor fan, dual flush low level wc, wash hand basin, tiled splash back, spot lights, heated towel rail and fitted carpet.

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.05m) Double glazed window to the rear aspect, fitted double wardrobes, single panel radiator, TV point and fitted carpet.

BEDROOM THREE

10' 9" x 9' 0" (3.28m x 2.74m) Double glazed window to front aspect, fitted double wardrobes, single panel radiator and fitted carpet.

BEDROOM FOUR

10' 5" x 8' 3" (3.18m x 2.51m) Double glazed window to rear aspect, telephone point and fitted carpet.

BATHROOM

8' 1" x 7' 2" (2.46m x 2.18m) Obscure double glazed window to rear aspect, three piece suite comprising low level wc, pedestal wash hand basin with tiled splash back, standard bath, single panel radiator, fitted carpet and extractor fan.

REAR ASPECT

Enclosed garden with raised beds and borders, patio and side gated access.

FRONT ASPECT

Block paved providing off road parking.

GARAGE

16' 5" x 8' 7" (5m x 2.62m) With up and over door, power and lighting and access to utility room.

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 ' E ' 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

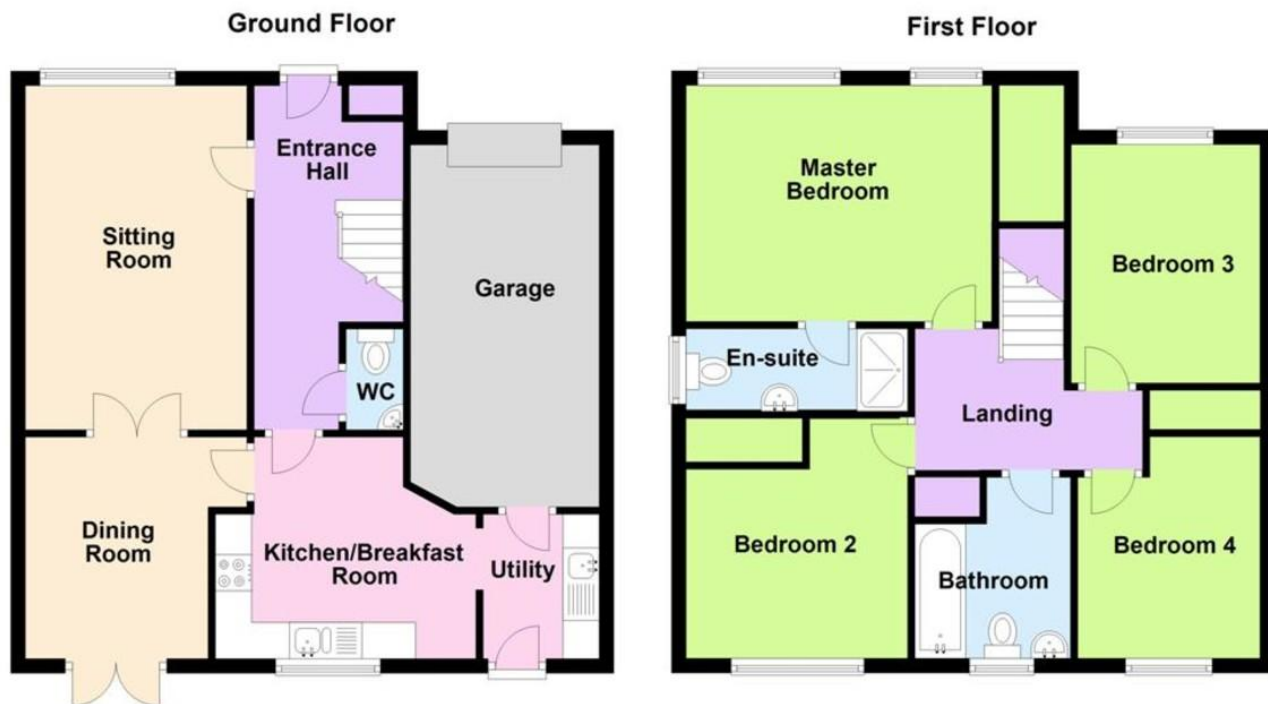
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Viewing Arrangements: By appointment with Peter Dickenson Tel: 01789 778166



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