



**High Street,**  
Bidford-on-Avon, B50 4NN

Jeremy  
McGinn & Co 

Available at  
Offers In The Region Of £235,000



Offered For Sale with NO UPWARD CHAIN and presented in immaculate condition, a deceptively spacious THREE DOUBLE BEDROOM Mid-Terrace property in the centre of the village of Bidford-upon-Avon, a short stroll away from local convenience shops and the River Avon.

The property although presented in good condition will require some Updating and Modernisation. Approached from the front over a paved/cobbled frontage, a tiled canopy porch leads to the front door. Enter into a good size Reception Hall with staircase and door through to the open-plan Dining/Kitchen. The kitchen is fully fitted with integral dishwasher & washing machine and a window to the front. From the dining area, there is access to a large Under stairs Cupboard and a door through to the Living room. The Living room has two sets of french doors that open out to the Courtyard Garden.

Upstairs; the landing leads to a fitted Shower room and the THREE good size Bedrooms, one of which has fitted wardrobes.

To the rear there is a charming Courtyard Garden. Fully enclosed to both sides with fencing and a retaining wall across the rear edging a raised rockery with several rockery stones and shrubs. There is a small timber shed and outdoor water tap.

The property has TWO ALLOCATED PARKING SPACES that are situated on separate parking area at the rear of the property.





**Tax Band: B**

**Council: Stratford**

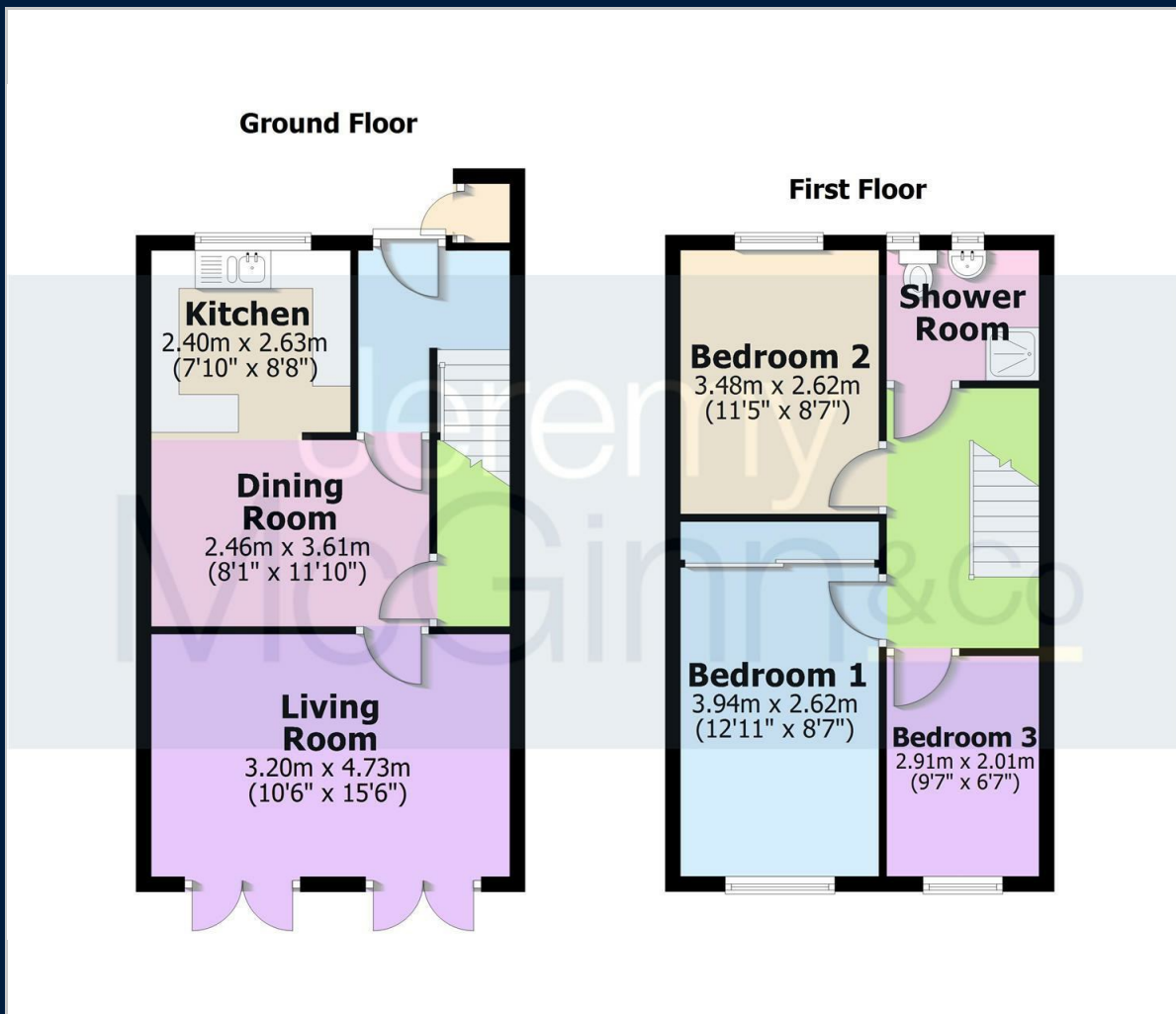
**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

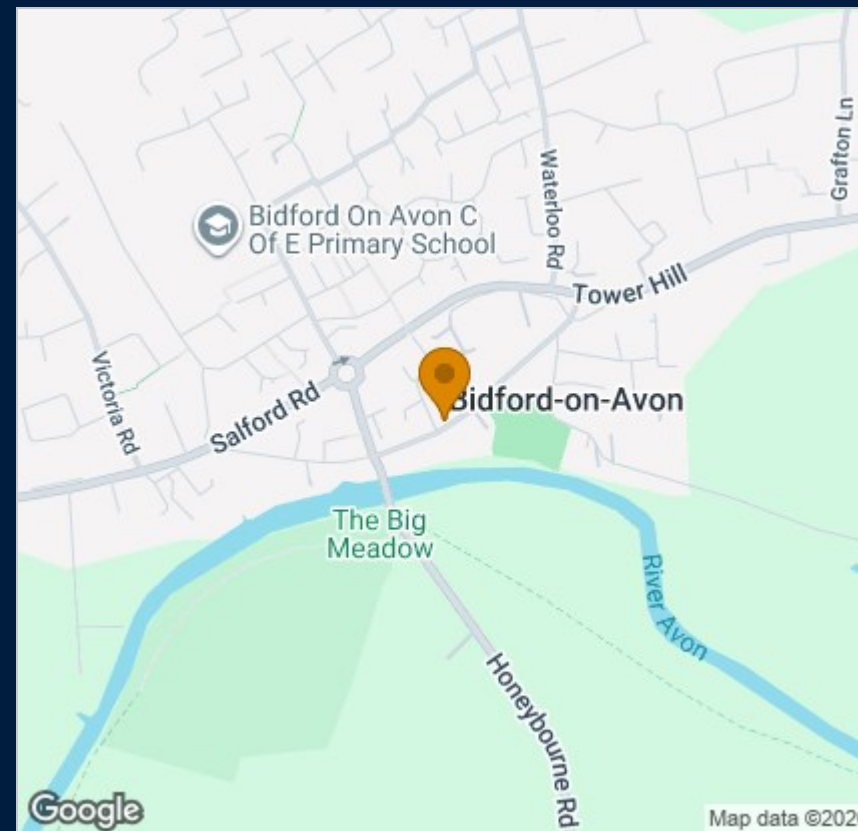
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

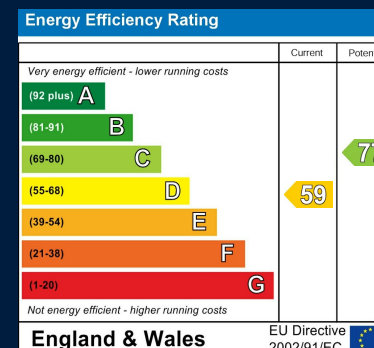
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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