



**Chestnut Way, Bidford on Avon**

, B50 4GF

Jeremy  
McGinn & Co 

Available at  
Asking Price £275,000



This modern semi-detached home offers well-planned accommodation ideal for contemporary family living, complemented by a driveway to the side with the added benefit of an EV charging point.

The ground floor opens into a welcoming reception hall with a convenient guest cloakroom/WC. To the front, there is a stylish fitted kitchen featuring an integrated oven, hob, and extractor, providing a practical and attractive space for everyday cooking. To the rear of the property, a generous full-width living/dining room creates a bright and versatile living area, with French doors opening directly onto a good size terrace—perfect for entertaining—and a private, well-fenced garden beyond.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation for a growing household or those needing additional workspace.

Externally, the property benefits from a good-sized garage positioned to the side, complete with useful storage space within the eaves above, enhancing the home's overall practicality.

Early viewing is highly recommended to appreciate the space, layout, and modern features on offer.

Our vendors have advised us they currently pay £300.00 per annum towards the maintenance of the whole estate, including the park area.





**Tax Band: C**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

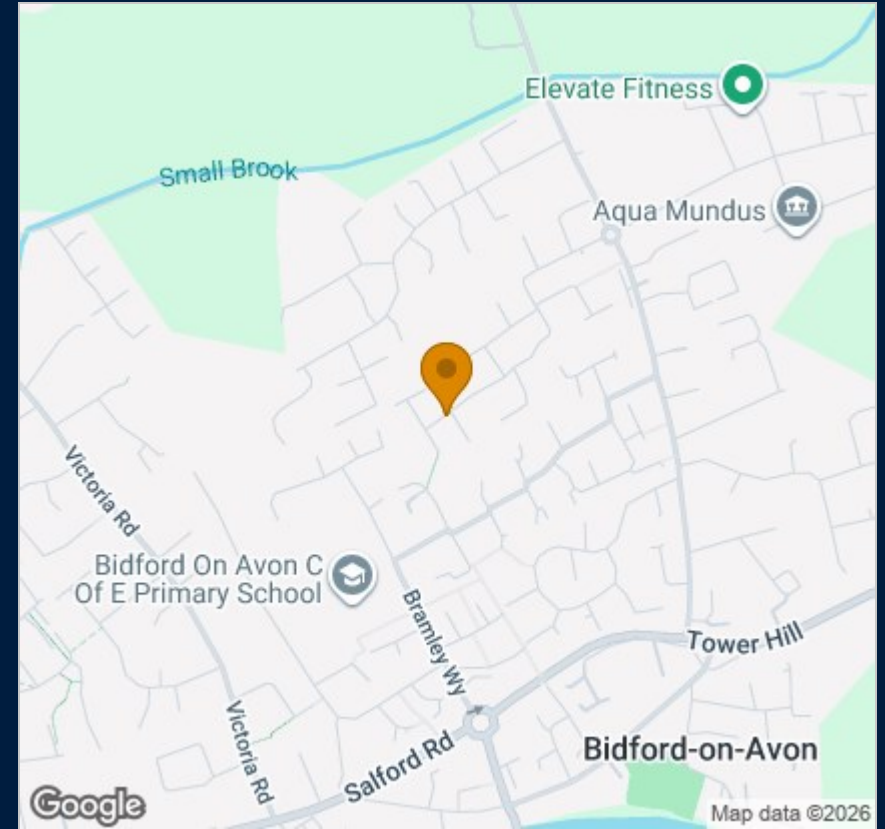
Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.

# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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In line with 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.

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