



**Ebsdorf Close ,**  
Bidford-on-Avon, B50 4FQ

Jeremy  
McGinn & Co

# Available at Offers Over £400,000



Situated in a popular riverside village of Bidford on Avon, a chance to acquire a spacious detached family home, offered for sale with no onward chain. The property is set back behind a front lawned area, with a driveway to the side leading to a single garage and providing off road parking for 2-3 cars.

Internally, the well-designed accommodation is arranged over two floors and benefits from gas central heating and double glazing. With front Dining Room, Sitting Room with patio door on to the rear garden, Kitchen Breakfast Room with a range of wall and base units, oven, gas hob and breakfast bar and a separate utility room housing all the white goods. There is also a useful ground floor WC.

To the first floor, there are four good-sized bedrooms, with the principal bedroom benefitting from a large built-in wardrobe and en-suite shower room and a further family bathroom.

Outside, there is a pleasant rear garden which is mainly laid to lawn, with mature planting, patio area, space for a garden shed and side access into the garage.





**Tax Band: E**

**Council: Stratford District Council**

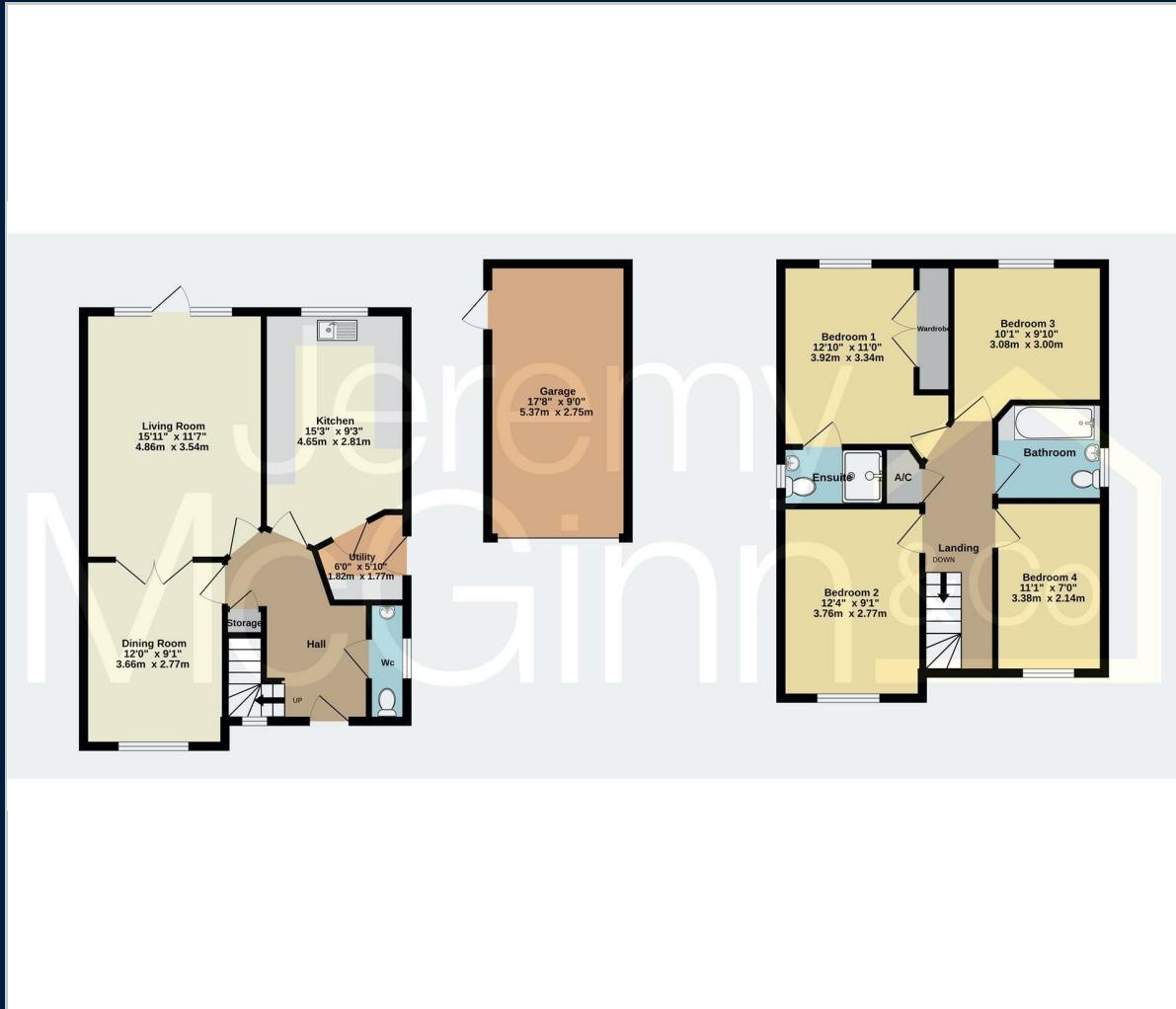
**Tenure: Freehold**

**Money Laundering Regulations – Identification Checks**

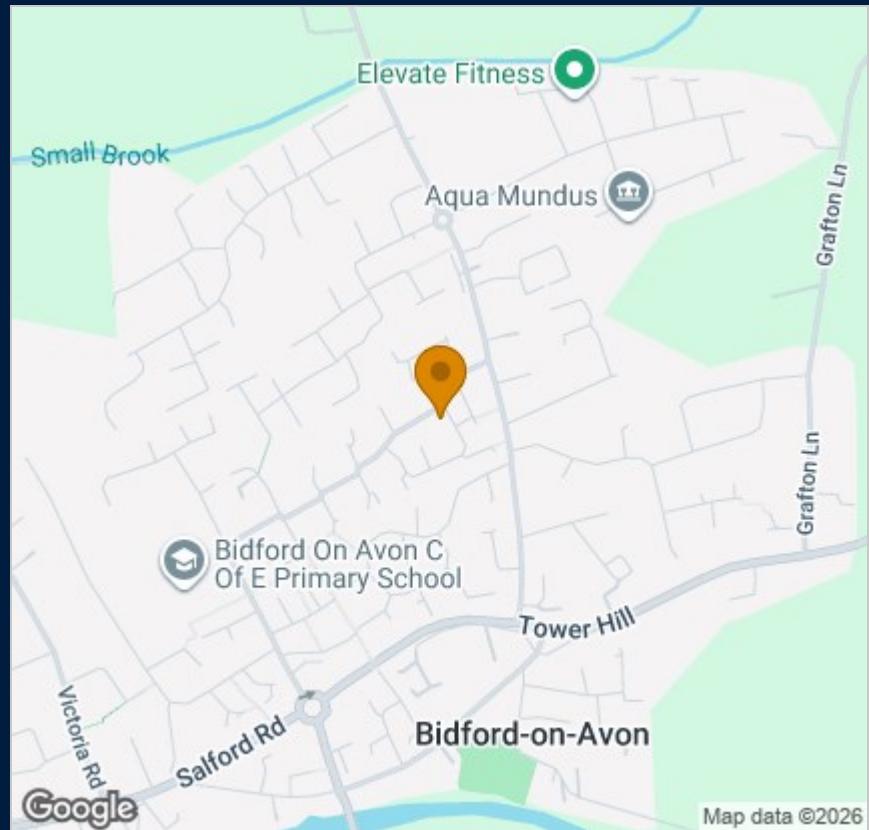
In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. 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.

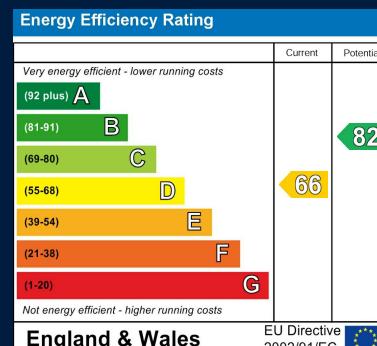
# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.