



**Avon Way ,**  
Bidford on Avon, B50 4GP

Jeremy  
McGinn & Co

# Asking Price £250,000



A chance to acquire a modern semi-detached home, positioned within a quiet residential road in the popular village of Bidford on Avon.

Internally, the property is entered in to hallway with the Living Room off the left hand side. The Kitchen Dining Room is across the rear of the property with the fitted kitchen benefitting from a range of wall and base units and integrated appliances, with patio doors then leading out to the rear garden. The ground floor also benefits from a ground floor WC and a useful storage / pantry cupboard. To the first floor, there are two good sized double bedrooms and a family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio area and a side gate giving out to the front driveway, where there is off road parking for 2 cars.





**Tax Band: B**

**Council:** Stratford on Avon  
**District Council**

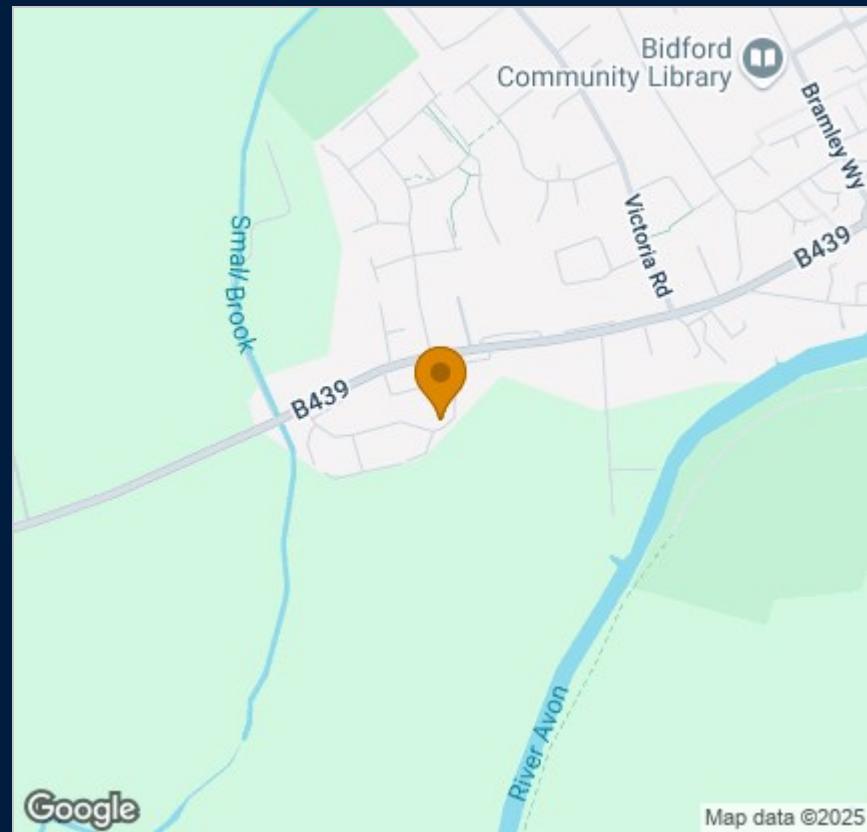
**Tenure:** Freehold



# Floor Plan



## Map



## Energy Performance

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

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