



**The Leys ,**  
Bidford on Avon, B50 4DW

Jeremy  
McGinn & Co 

# Available at Asking Price £285,000



Internal inspection really is essential to appreciate this stylish family home situated in the village of Bidford on Avon a few miles downstream from Stratford upon Avon and within easy reach of The Cotswolds.

The property has been subject to much re-modelling to create well appointed living space ideal for family occupation including a ground floor extension to the rear offering scope for a number of uses. The accommodation benefits from gas central heating and uPVC double glazing and comprises - Hallway, Through Living/Dining with fitted log burner, Fitted Breakfast Kitchen inc built in oven, hob & extractor, Utility Cupboard, Cloaks/WC, Study/Snug, Landing, 3 DOUBLE Bedrooms & Re-fitted Contemporary style Bathroom.

The property sits behind a double driveway leading to a GARAGE whilst to the rear there is an enclosed private garden with useful timber shed.





**Tax Band: C**

**Council: Stratford upon Avon**

**Tenure: Freehold**

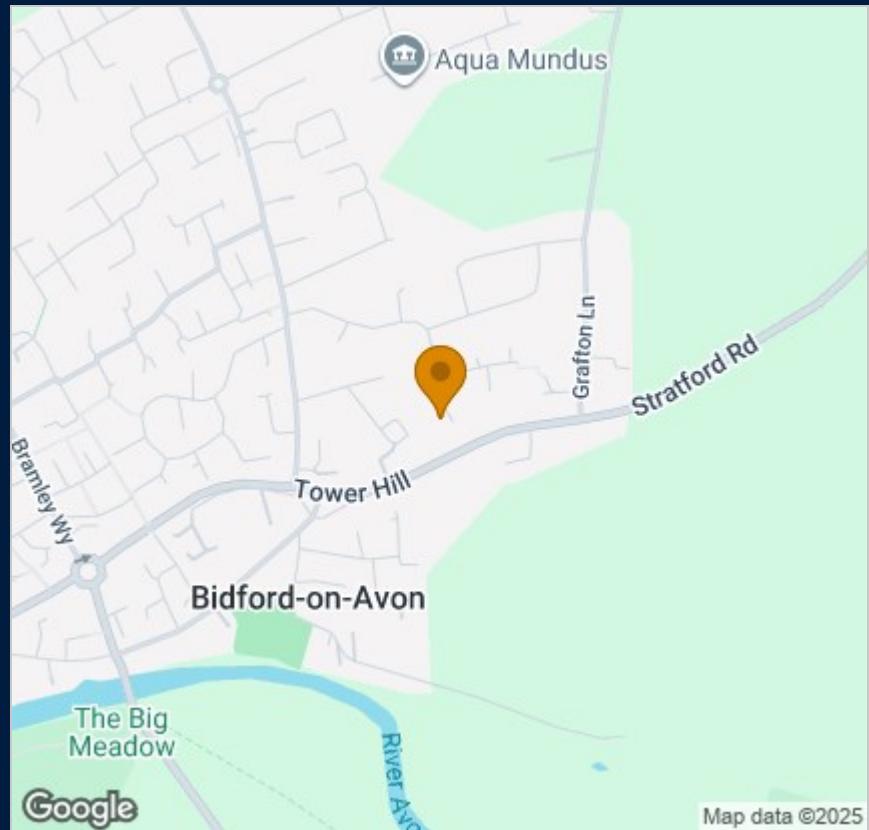
Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

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



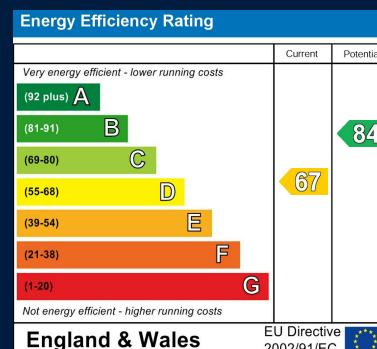
# Map



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.

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# Energy Performance



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