Sanders&Sanders
ESTATE AGENTS

VICTORIA ROAD
BIDFORD-ON-AVON
ALCESTER



A traditional style semi-detached home enjoying a highly convenient village location, just a short stroll from Bidford-on-Avon High Street, local amenities and the beautiful Big Meadow riverside recreational park. Requiring refurbishment throughout, this charming home offers an excellent opportunity to create a property tailored to your own style and specification. Comprising an enclosed porch, reception hall, lounge, dining room, kitchen, lean-to, three bedrooms and a bathroom. Outside benefits from a generous mature rear garden, tandem driveway parking and a detached garage. EPC – E.

£330,000

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6 Victoria Road, Bidford-on-Avon, Alcester, Warwickshire, B50 4AS

Lounge Area





Kitchen





Dining Area



Lean-To



First Floor Landing



Bedroom Two



Bedroom One





Bedroom Three

Bathroom

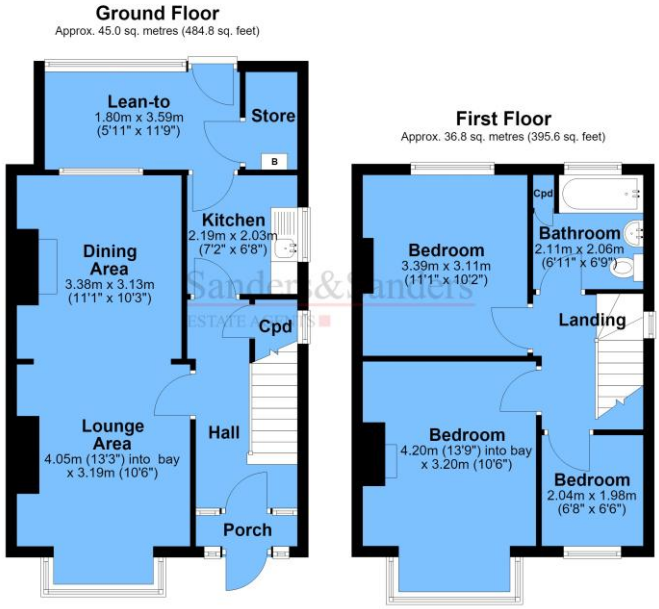


Mature Rear Garden & Garage (Access to the garage is limited, all interested parties should satisfy themselves of the width of their vehicles.









Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

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 Sanders&Sanders 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.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that:
The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.