

## THE BANK BIDFORD-ON-AVON ALCESTER



An exciting opportunity to potentially extend, re-develop or modernise a detached bungalow set in sizeable grounds and boasting an adjacent sizeable brick-built outhouse, also offering great potential to convert (subject to the usual consents). Located a stone's throw away from the riverside village high street and having accommodation to include: Reception hallway, generously sized open-plan kitchen/diner/lounge with central fireplace, side porch, two double bedrooms, wet room and two generous loft areas. Large frontage, gated entrance and garden to rear. Offered with no upward chain. EPC - E.

**£350,000**

# West Winds, 8 The Bank, Bidford-on-Avon, Alcester, B50 4NL

## Open-Plan Kitchen/Diner/Lounge



## Side Porch/Conservatory



## Bedroom Two



## Bedroom One



## Wet Room



## Loft Area's

**Please note that the area giving access to the loft space is open and via an open-tread staircase. The staircase would need to be removed/adapted or a new one installed to comply with building regulation approval.**

## Loft Area's



## Rear Aspect



## Rights of Way

**We understand that there is a deed giving right of way access over the private road known as The Bank to allow access to the property. We also understand that there is a fair and proportionate cost for any general maintenance and repair for the private road, should it be required.**

## 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.**