Sanders&Sanders
ESTATE AGENTS

BRAMLEY WAY
BIDFORD-ON-AVON
ALCESTER

A modern detached family home backing onto open school playing fields to the rear elevation and being located within strolling distance of the village centre high street and the outstanding 'Big Meadow' riverside recreation park and countryside walks. The accommodation comprises: sizeable reception porch, L-shaped through lounge/dining areas, rear conservatory and breakfast kitchen with utility room off. Three double bedrooms, en-suite shower room, additional main shower, side by side driveway parking, fore garden, sunny aspect garden to rear and integral garage. EPC - C.

£375,000

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Lounge

Dining Area

Kitchen

Utility Room

Rear Conservatory

Bedroom One

En-Suite Shower Room

Bedroom Two

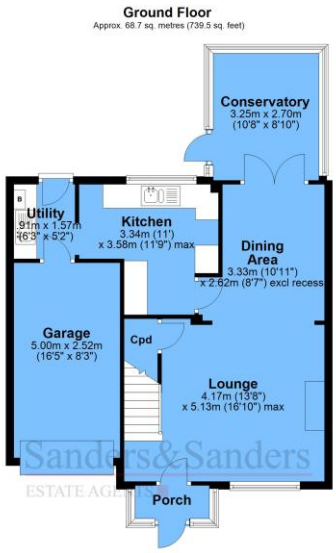
Bedroom Three

Bathroom

Rear Garden

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 given notice that:
The Particulars, information and details contained herein 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.