

## HERTFORD ROAD ALCESTER WARWICKSHIRE



A sizeable end of terrace property boasting a sizeable rear garden and having the added benefit of driveway parking for several cars and the potential for extension subject to the usual consents. Enjoying views over a communal green area to the front elevation and being offered with no upward chain. The property needs re-furnishment and currently comprises: Reception hallway, lounge, kitchen/breakfast room, store area, three bedrooms, shower room, and separate WC. EPC – E.

**£250,000**

# 80 Hertford Road, Alcester, Warwickshire, B49 6AR

## Lounge



## Kitchen/Breakfast Room



**Store**



**Bedroom Two**



**Bedroom One**



**Bedroom Three**



**Shower Room**

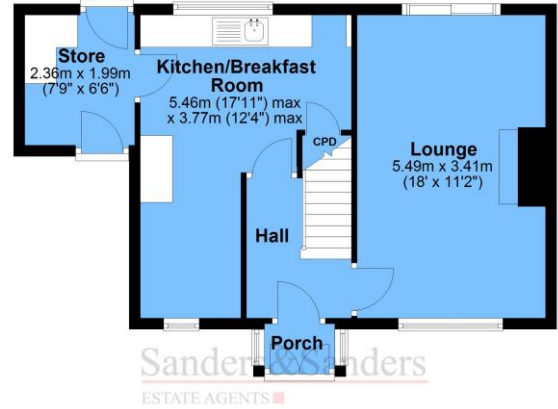


## Rear Garden



## Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



## First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



## 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.**

## 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.**