

CLEEVE ROAD MARLCLIFF BIDFORD-ON-AVON



A particularly appealing three-bedroom detached home occupying a superb plot in the semi-rural village of Marlcliff, with an extensive rear garden and delightful open views across the surrounding Warwickshire countryside. Offered for sale with no onward chain, the property provides a rare opportunity for those looking for a home with genuine scope to extend and develop, with considerable potential to the side and rear, subject to the necessary consents. A gated side entrance also provides vehicular access and further potential for the construction of a detached garage. The surprisingly spacious accommodation includes a reception hall, impressive 24' lounge/diner overlooking the garden, kitchen, utility room, downstairs cloakroom and small garage/store. Upstairs are three bedrooms, including two good-sized doubles with fitted wardrobes, together with a family bathroom. For those who enjoy the outdoors, riverside and country walks are just a short stroll away, whilst the exceptionally generous garden and countryside setting give the property a feeling of space that is increasingly difficult to find. A lovely, detached home as it stands, but perhaps even more exciting for what it could become. EPC – D.

£475,000

10 Cleeve Road, Marlcliff, Bidford-on-Avon, Warwickshire, B50 4NR

Location and Garden



Through Lounge/Diner





Kitchen



Utility and Cloakroom



Bedroom One



Bedroom Two



Bedroom Three



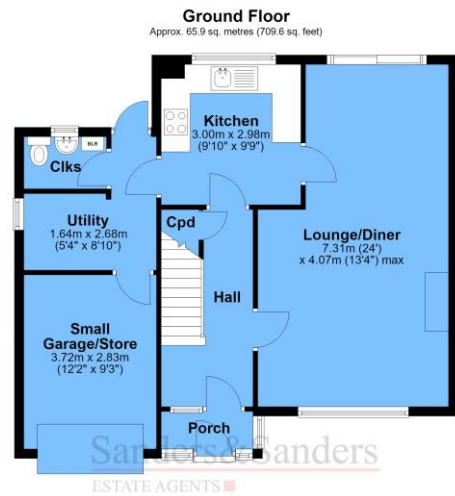
Bathroom



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.