HARTS

AGENTS FOR FINE HOMES

17 Waterloo Crescent, Bidford-on-Avon
B50 4DP

Guide Price
£385,000

Breville
NINJA

Harts are delighted to present this beautifully refurbished three bedroom semi-detached dormer bungalow, situated in the highly sought-after residential area of Bidford-on-Avon.

This charming home offers a bright, spacious and flexible living environment, having been tastefully modernised throughout to an exceptional standard. Benefiting from no onward chain, this property is move-in ready and ideal for anyone seeking a comfortable and contemporary lifestyle within a well-established community.

Bidford-on-Avon is a thriving village known for its picturesque scenery and strong sense of community. Residents enjoy access to a variety of local amenities including shops, cafes, schools, and recreational facilities, all just a short stroll from the property. Well-connected transport links make commuting straightforward, making it perfect for families, retirees, or professionals looking for a peaceful yet convenient location.

Stepping through the welcoming hallway you discover a modern fitted kitchen complete with integrated appliances, a fabulous cooking environment in this sleek and functional space. The kitchen provides ample storage and work surfaces, finished with contemporary fittings and quality materials to match the overall high standard of the home.

The conservatory offers a welcoming spot to relax, bathed in natural light and opening onto a paved terrace perfect for alfresco dining or enjoying the garden views.

This dormer bungalow enjoys two spacious reception rooms, each thoughtfully designed to maximise space and comfort. They provide flexible living areas adaptable to suit your needs, whether as formal lounges, home offices, or family rooms. Both reception rooms boast a warm, inviting ambiance enhanced by tasteful decor and beautiful flooring.

The accommodation comprises three bedrooms in total, with two generously proportioned double bedrooms located on the first floor, each featuring ample storage options and plenty of natural light. The third bedroom, a single room on the ground floor, presents an ideal guest room, home study, or nursery, adding to the versatility of the layout.

With two bathrooms—one on each floor—mornings will be hassle-free for a busy household. Both bathrooms have been upgraded to high specifications, featuring modern fixtures and stylish finishes that complement the overall aesthetic of the home. The ground floor bathroom conveniently serves the downstairs bedroom and communal areas, while the first-floor bathroom caters to the principal bedrooms.

Additional practical features include driveway parking, providing secure off-street parking, and low maintenance outdoor spaces that enhance the overall appeal of the property. This dormer bungalow perfectly blends traditional charm with contemporary living, making it an attractive opportunity for buyers looking to settle in this delightful location.

Don’t miss the chance to view this exceptional home in Bidford-on-Avon – contact Harts today to arrange your viewing appointment and discover everything this wonderful property has to offer.

LOCATION Bidford on Avon Situated on the River Avon, the Saxon village of Bidford sits in the Western borders of Warwickshire only a short drive from Alcester and Stratford upon Avon. The High St offers lots of amenities for the local community including pubs and eating places, a variety of shops, hairdressers, cafe's, take-aways and lots of fabulous places next to the river to spend time with family and friends.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

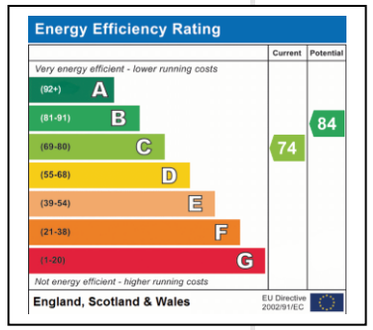
RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: C

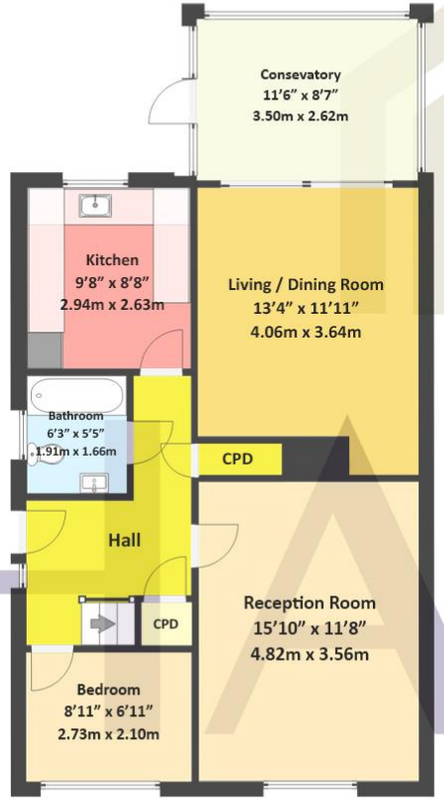
VIEWING: By appointment only Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

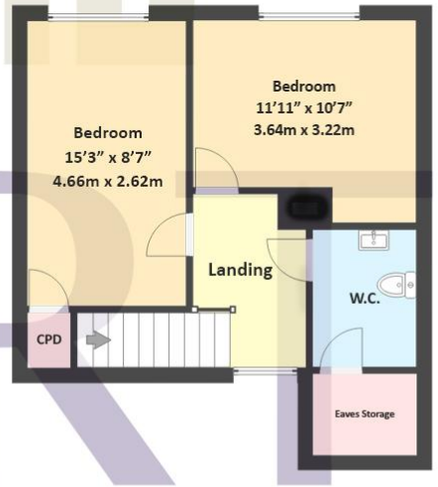


Internal Living Area 1,112 square feet / 103.34 square metres

Ground Floor



First Floor



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