



1 The Pleck
Bidford-On-Avon, B50 4BB
£210,000

**** Modernisation Project ** Fantastic Opportunity to Acquire ** Three Bedroom Semi Detached ** Generous Garden ** Driveway Parking **** A spacious three-bedroom home offering excellent potential, set within a generous plot with a well-balanced garden featuring lawn, patio areas and established greenery to the borders. Requiring modernisation throughout, this property presents a fantastic opportunity for buyers to create a home tailored to their own style and needs. With well-proportioned accommodation and a sought-after layout, it is ideally suited to first-time buyers, families, or investors looking for a project with strong scope to add value.

Hall

Living Room

12'6" x 14'6" (3.82m x 4.42m)

Kitchen

8'11" x 14'6" (2.74m x 4.42m)

Bathroom

5'4" x 5'10" (1.64m x 1.80m)

Garden Room

6'6" x 9'5" (1.99m x 2.89m)

Landing

Bedroom One

9'1" x 16'4" (2.79m x 5.00m)

Bedroom Two

12'4" x 9'8" (3.78m x 2.96m)

Bedroom Three

9'0" x 10'3" (2.76m x 3.14m)

This well-proportioned three-bedroom home offers spacious and flexible accommodation, presenting an excellent opportunity for buyers looking to modernise and create a home to their own taste.

The ground floor comprises a generous living room, a kitchen/dining room with ample space for everyday use, and a family bathroom.

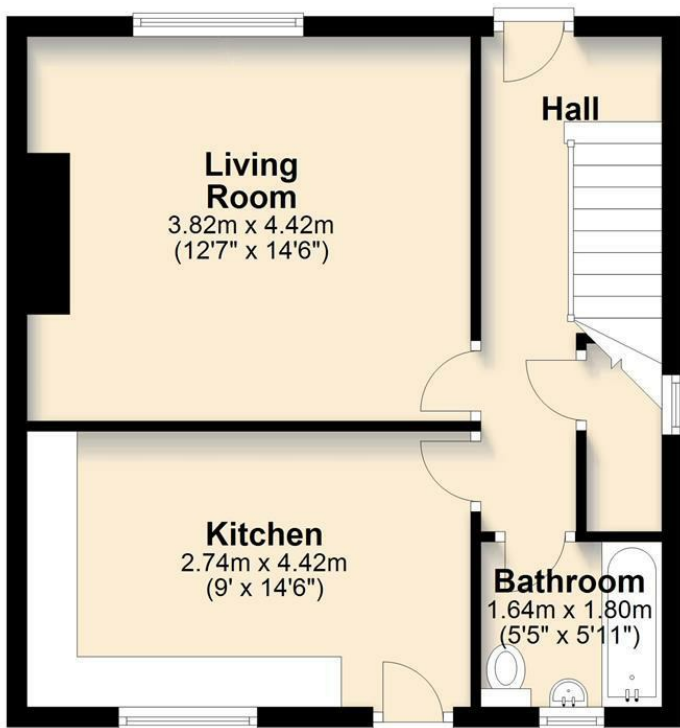
Upstairs, there are three good-sized bedrooms arranged off a central landing.

Externally, the property benefits from a generous garden, mainly laid to lawn with patio areas and established greenery to the borders, offering excellent potential for outdoor use and improvement.

In need of modernisation throughout, this property provides an exciting opportunity for first-time buyers, investors, or those seeking a project with scope to add value.

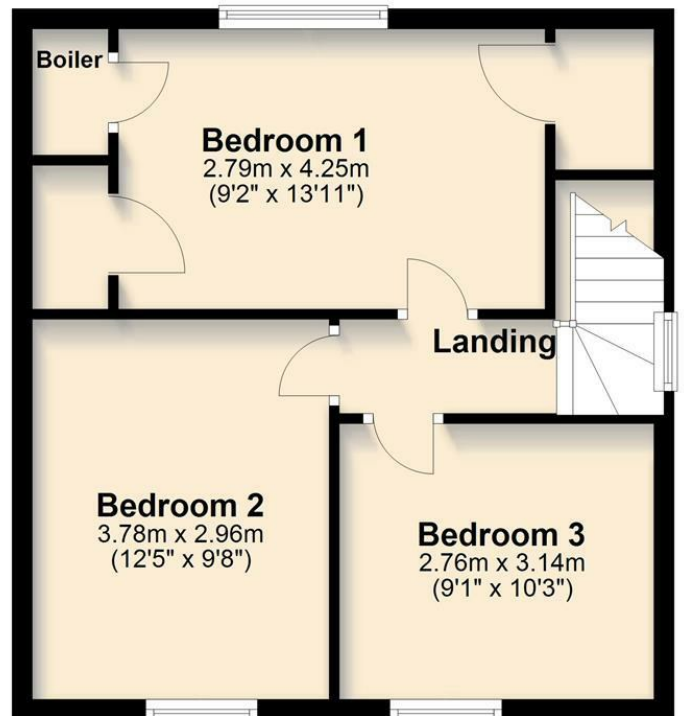
Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)

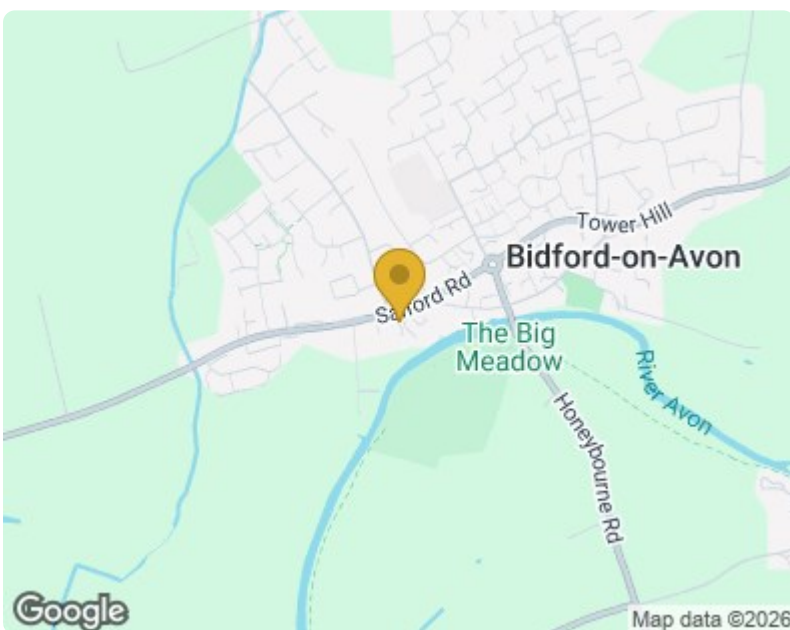


First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	