



NIKKI HOMES
PROPERTY CONSULTANTS

Marleigh Road, Bidford-on-Avon, Alcester

£1,700 pcm

4 bedroom detached house to rent

Looking for a pet friendly home, in a fantastic village location? This is the home for you!

Bidford on Avon is a thriving waterside village, offering a doctors, chemist, bank, hairdressers, beauticians, petrol station, hotel and super market. It has a good primary school and great access to the A46, M5 and Stratford-upon-Avon, Evesham and Redditch.

This is a deceptively spacious four bedroom home, has been modernised to an extremely high standard by the landlord.

Approach - You enter through the neutrally decorated hallway which is via a double glazed front door and to the left you will find;

Study / dining room - finished with neutral walls and has double glazed window to the front.

Open plan Kitchen / living room - a generous kitchen with units across three walls and finished with a granite worktop it comes fitted with a range cooker, integrated fridge and dishwasher. It is a fantastic open plan space, finished with easy to maintain wood effect tiling and a handy storage cupboard/larder.

Sunroom - just off the kitchen with a glass surround on three walls and an extra high ceiling it has a fantastic open plan aspect, with plenty of room for dining room table and chairs or a sofa. This room also gives you access to the garden.

Laundry room and pantry - Located just off the kitchen is a fantastic pantry area with separate laundry room. The laundry room has plumbing and space for a washing machine, American fridge/freezer and and tumble dryer, it also has back door access to the garden.

Upstairs - You will find four generous bedrooms.

Bedroom Two - is a more than spacious double, with an integrated double wardrobe.

Opposite is the Main Bathroom, a very good size with shower over bath(with waterfall shower head), wc and wash hand basin. Finished with neutral tiling throughout and a double glazed window to the rear.

Bedroom Four / Dressing room - Currently used as a dressing room, this has the potential to be used as a single bedroom or office, with a double glazed window over the rear garden.

Bedroom Three: Again a generous double bedroom.

Bedroom One: The master bedroom is a fantastic size with built in wardrobes and an all-important;

Ensuite: With shower, wc and hand basin.

Garden - Outside you will find a very private south facing garden, made up of 2/3rd lawn and 1/3rd patio, with area aswel, perfect for outdoor entertaining.

Outside - to the front of the property is off-road parking for three-four cars.

Viewings are strictly by appointment with Warwickshire Home Finders, please call us on; 01789 532211 or email; hello@Warwickshirehomefinders.co.uk

Council Tax

Local Authority: Stratford District Council 01789 267575

We believe the property is Band D

Council Tax Band: D

Deposit: £2,071

Holding Deposit: £414

Parking options: Driveway

Garden details: Private Garden, Rear Garden

Electricity supply: Mains


Heating: Gas Mains

Water supply: Mains



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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