

**7 Long Meadow
Burford
Tenbury Wells
Worcestershire
WR15 8DT**

**MARY STONE
PROPERTIES**



Offers in the region of £255,000 Freehold



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Ideal family home set in a cul-de-sac location, a generous semi detached property with three bedrooms (two doubles and one single), good sized living room, separate dining room, kitchen, family bathroom, rear gardens and driveway parking.

Close to Burford Primary School, Tenbury Hospital and walking distance to Tenbury Wells town.

Mains drainage, water and electricity. Mains gas central heating.

Close to the bustling market town of Tenbury Wells with the majority of the shops across the high street being locally owned. We have a delicatessen, local butchers, fruit and vegetable shop to name a few. An independent cinema offers stage shows, films, pantomimes and comedians all year round. There is also a swimming pool with gym facilities, bowls club and tennis courts.

M5 jct 5 19 miles, Droitwich is 19 miles, Worcester 18 miles (all approx) these offer strong transport links to London, Birmingham and the surrounding areas.

Entrance Hall

fitted carpet and stairs to first floor

Living Room 14' 1" x 12' 2" (4.3m x 3.7m)

fitted carpet, radiator, wooden fire surround and tile hearth, bay window to the front elevation

Dining Room 9' 2" x 7' 7" (2.8m x 2.3m)

space for dining table and chairs, radiator, sliding patio door to the rear gardens

Kitchen 7' 3" x 9' 2" (2.2m x 2.8m)

range of fitted wall and base units with laminate work tops, stainless steel sink and drainer,

space and plumbing for a washing machine, radiator, pantry with shelving, door to side access

First Floor Landing

fitted carpet, access to loft space, window to side elevation.

Bedroom One 10' 10" x 8' 6" (3.3m x 2.6m)

double bedroom with a fitted carpet, tv point, fitted wardrobe, radiator and window to the rear elevation

Bedroom Two 10' 10" x 8' 6" (3.3m x 2.6m)

double bedroom with a fitted carpet, radiator, fitted wardrobe and window to the front elevation

Bathroom 6' 7" x 6' 3" (2m x 1.9m)

coloured suite comprised of wc, pedestal basin, bath with electric Triton shower, radiator

Bedroom Three 8' 6" x 6' 7" (2.6m x 2m)

fitted carpet, radiator and window to the front elevation

Outside

driveway parking to the front of the property and side access gate leads to the rear gardens. Having a patio area, lawned gardens, panelled fencing and garden shed.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

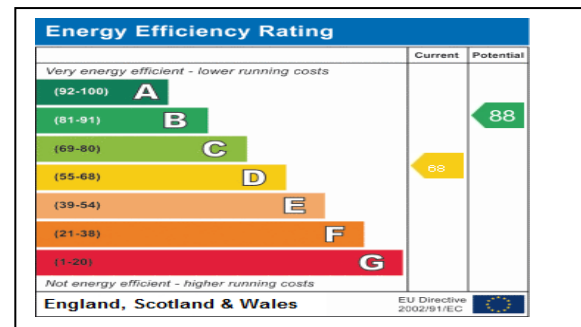
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

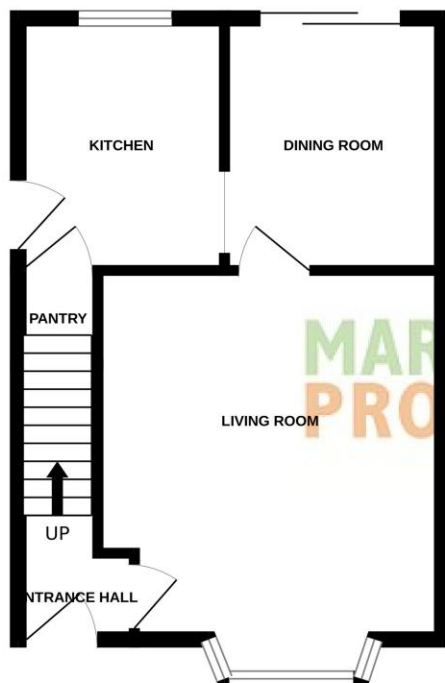
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors





GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

