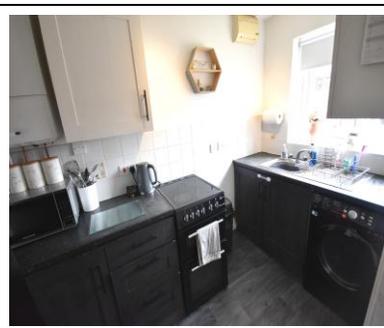


**22 Long Meadow
Burford
Tenbury Wells
Worcestershire
WR15 8DT**

**MARY STONE
PROPERTIES**



Offers in the region of £210,000 Freehold



77 Teme Street, Tenbury Wells, Worcs WR15 8AE
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

Two bedroom semi detached house with large shed/workshop, spacious living room and rear garden. Having driveway parking set in a peaceful cul-de-sac location and close to Burford Primary School. This property is an ideal family starter home with mains gas central heating and replacement double glazing.

Close to the centre of Tenbury Wells town offering you local shopping and services from locally owned traders including a fish monger, butchers, delicatessen, hardware shop, builders merchant, cafes, restaurants, bars, doctors surgery, dentists, library, post office, hairdressers, beauticians and gift shops. All located on the High Street, there are also plenty of leisure and entertainment venues. We have a beautifully restored art deco style Theatre presenting plays, comedians and films. Tennis Courts, Bowls Club and swimming pool with gym facilities.

Entrance Hall

laminated flooring, radiator and stairs to the first floor

Kitchen 9' 10" x 5' 7" (3m x 1.7m)

having fitted wall and base units with laminate work tops, space and plumbing for a washing machine, stainless steel sink and drainer, space for a tall fridge/freezer, Worcester mains gas central heating boiler

Living Room 14' 9" x 11' 10" (4.5m x 3.6m)

generous room with laminated flooring and double opening doors to the rear patio, radiator

Landing

fitted carpet, access to loft space. Airing Cupboard



Bedroom One 11' 10" x 8' 6" (3.6m x 2.6m)

double bedroom with a fitted carpet, window to the rear elevation

Bathroom

white suite comprised of wc, vanity basin unit, bath with an electric Mira Sport shower over, radiator

Bedroom Two 11' 10" x 9' 10" (3.6m x 3m max)

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

Outside

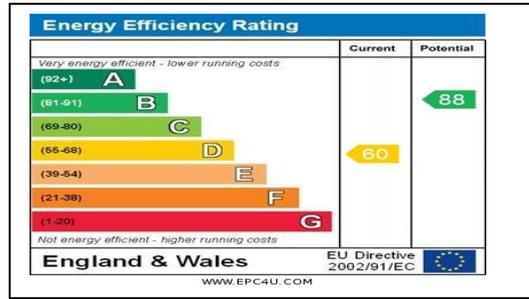
having a lawned area and driveway parking to the front of the property. The rear gardens have been landscaped to provide a patio seating area, lawned area, pretty flower beds and a water feature

Shed/Workshop 11' 10" x 7' 10" (3.6m x 2.4m)

good size shed with access to the front and rear gardens, having lighting and power points

- (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 solicitor.

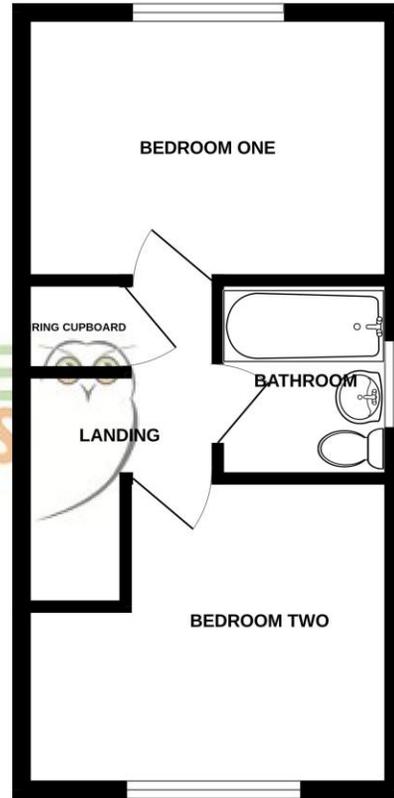




GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



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TOTAL FLOOR AREA: 582 sq.ft. (54.1 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.
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