

**2 Castle Close
Burford
Tenbury Wells
Worcs
WR15 8AY**

**MARY STONE
PROPERTIES**



Offers in the region of £204,500 Freehold



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Spacious end terrace property set in a cul de sac location. Having two double bedrooms, living room, separate dining room/study, kitchen, conservatory, wc and bathroom on the first floor.

Pretty gardens to the front and a side access gate leads to the rear gardens, patio area and garden sheds. There is a rear access gate that serves as a useful short cut to Burford Primary School and level walking into the centre of the market town of Tenbury Wells. Double glazing, mains drainage and electric heating.

Entrance Porch 3' 7" x 6' 11" (1.09m x 2.1m)
enclosed porch to the front of the property providing a useful shoe storage area

Entrance Hall 10' 7" x 7' 10" (3.23m x 2.4m inc stairs)
fitted carpet, two built in tall storage cupboards

Living Room 19' 0" x 12' 2" (5.8m x 3.7m at widest point)
spacious living room with a fitted carpet, two electric wall heaters, tv aerial, window to the front and rear elevation

Kitchen 7' 10" x 10' 6" (2.4m x 3.2m)
matching range of fitted wall and base units with laminated work tops, stainless steel sink and drainer, space and plumbing for a washing machine, space for a tall fridge/freezer, space for an electric cooker, built in pantry cupboard, window to the rear elevation

Dining Room/Study 10' 10" x 7' 7" (3.3m x 2.3m)
electric heater, dual aspect windows to the side and rear elevation, door to conservatory

Conservatory 10' 10" x 8' 0" (3.3m x 2.45m)
having a fitted carpet and a door opens to the pretty rear gardens

First Floor Landing

fitted carpet, electric heater and access to loft space. Airing cupboard housing the immersion hot water tank and slatted wood shelving

Bedroom One 9' 2" x 15' 7" (2.8m x 4.74m)
spacious double bedroom with fitted carpet, built in double wardrobe and window to the front elevation

Bedroom Two 9' 2" x 11' 6" (2.8m x 3.5m)
double bedroom with a fitted carpet and window to the rear elevation

WC 4' 11" x 3' 3" (1.5m x 1m)
separate white wc, window to the rear elevation

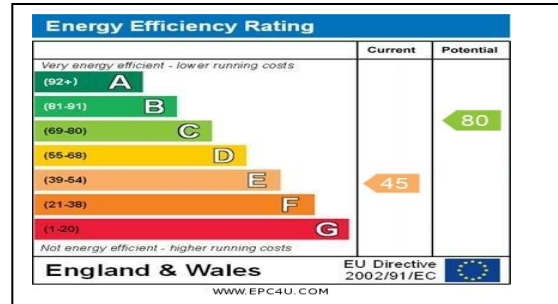
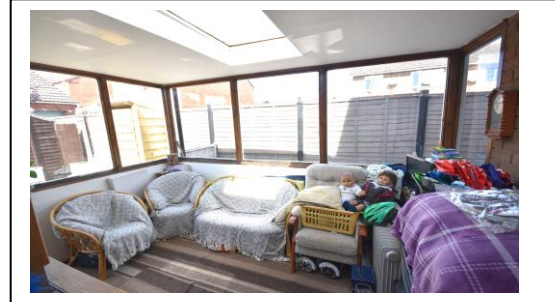
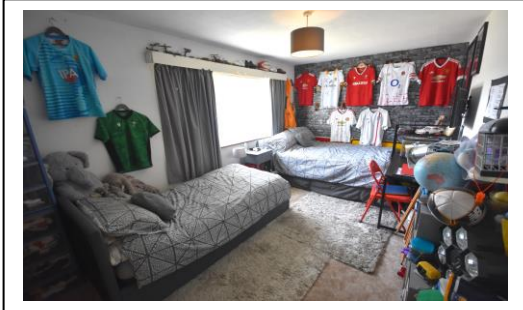
Bathroom 4' 11" x 5' 3" (1.5m x 1.6m)
white pedestal basin, bath with an electric Redwing shower over, window to the rear elevation

Outside

pretty planted front gardens with a gravelled area. A side access gate opens to a useful bin storage area and a garden shed. A further gate opens to the rear gardens with planted borders, lawned area, pergola and a further garden shed. There is a rear access gate providing a short cut to Burford Primary School and level walking to the centre of Tenbury Wells

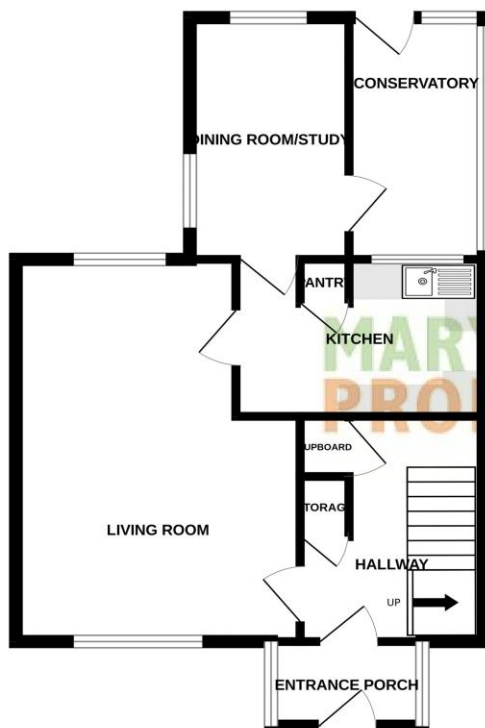
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(2) These particulars do not constitute part or all of an offer or contract.
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
(4) Potential buyers are advised to recheck the measurements before 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
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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