

**15 Scotland Place  
Tenbury Wells  
Worcestershire  
WR15 8BT**

**Offers in the region of £195,000 Freehold**

**MARY STONE  
PROPERTIES**



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**Two bedroom end terraced home ideal for first time buyers or investment purchasers. Having a living room, kitchen/breakfast room, upstairs there are two double bedrooms and a bathroom. Refurbished kitchen, bathroom and a new mains gas central heating boiler. The rear gardens are mainly low maintenance with a garden shed. Parking is available in the communal parking area for the residents of Scotland Place. Mains gas central heating, mains drainage.**

#### **Close to the bustling market town of Tenbury Wells**

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**

having stairs to first floor, radiator

#### **Living Room 16' 5" x 11' 10" (5m x 3.6m inc stairs)**

fitted carpet, tv aerial, radiator and a gas fire

#### **Kitchen/Breakfast Room 9' 2" x 11' 10" (2.8m x 3.6m)**

matching range of fitted wall and base units with laminate work tops, composite one and a half bowl sink and drainer, integrated electric oven, ceramic hob with a stainless steel chimney style extractor over, radiator, space for table and chairs, sliding door to living room and tile flooring

#### **Utility Room 4' 3" x 11' 2" (1.3m x 3.4m)**

Space and plumbing for a washing machine, power points, lino flooring and a door leads to the rear gardens



#### **First Floor Landing**

access to boarded loft space and mains gas central heating boiler

#### **Bedroom One 9' 6" x 11' 10" (2.9m x 3.6m)**

double bedroom with a fitted carpet, radiator, tv aerial and two windows to the rear elevation

#### **Bathroom 6' 3" x 6' 3" (1.9m x 1.9m)**

white wc, pedestal basin, shower bath with an electric Mira Sport shower over, extractor unit and chrome towel rail radiator

#### **Bedroom Two 8' 10" x 8' 10" (2.7m x 2.7m)**

double bedroom with a fitted carpet, radiator, useful fitted cupboard over the stairs, two windows to the front elevation

#### **Outside**

low maintenance rear gardens having a patio area, laid to lawn and panelled fencing. There is a gate for side access, garden shed and an outside tap.

Malvern Hills District Council Tax Band B

(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.



