

10 Holly Road
Burford
Tenbury Wells
Worcs
WR15 8NE

Offers in the region of £205,000. Freehold

MARY STONE
PROPERTIES



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No Onward Chain

Ideal family home set in a popular location, semi detached with three bedrooms, living room with dining area, kitchen, shower room, integral garage, rear gardens and driveway parking.

Located close to Burford Primary School and within easy reach of Tenbury Wells town amenities.

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

having a fitted carpet, useful tall understairs cupboard and stairs to the first floor

Living Room 12' 0" x 16' 5" (3.67m x 5m)
spacious room with a fitted carpet, radiator, mains gas fire, tv point, a door opens to the rear gardens and window to the rear elevation

Kitchen 11' 3" x 8' 3" (3.43m x 2.51m)
fitted wall and base units with laminate work tops, stainless steel sink with a double drainer, space and plumbing for a washing machine, Baxi mains gas central heating boiler

First Floor Landing

fitted carpet, radiator, access to loft space

Bedroom One 12' 6" x 9' 10" (3.8m x 3m)
double bedroom with a fitted carpet, radiator, fitted wardrobe, window to the rear elevation

Bedroom Two 8' 6" x 9' 2" (2.6m x 2.8m)
double bedroom with a fitted carpet, radiator, airing cupboard with shelving and hot water tank, window to the front elevation

Shower Room 5' 3" x 6' 11" (1.6m x 2.1m)
white wc, pedestal basin, electric Mira shower, window to the front elevation

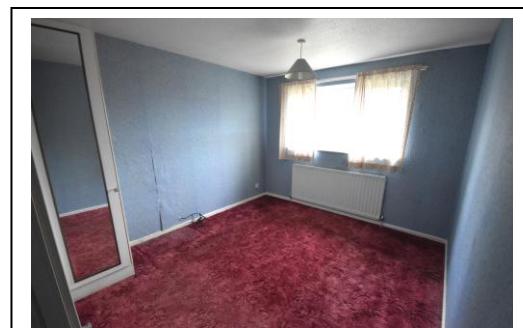
Bedroom Three 9' 6" x 6' 7" (2.9m x 2m)
fitted carpet, radiator and window to the rear elevation

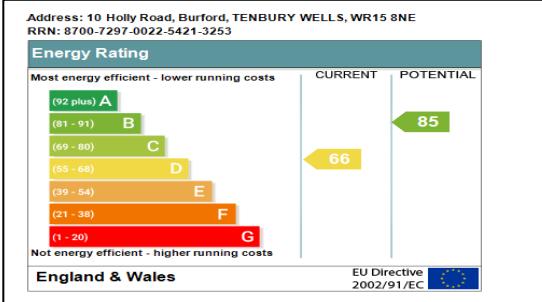
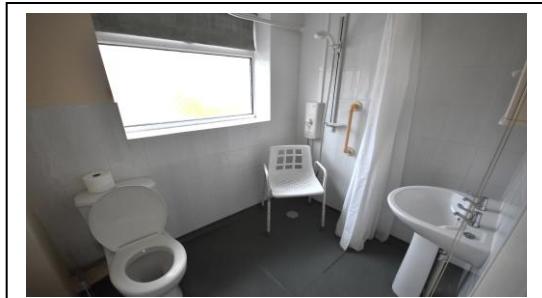
Integral Garage 16' 5" x 11' 2" (5m x 3.4m)
concrete flooring, up and over door

Outside

10 Holly Road has driveway parking and a lawned area to the front. There is a side access gate to the rear gardens mainly laid to lawn with panelled fencing

- (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.

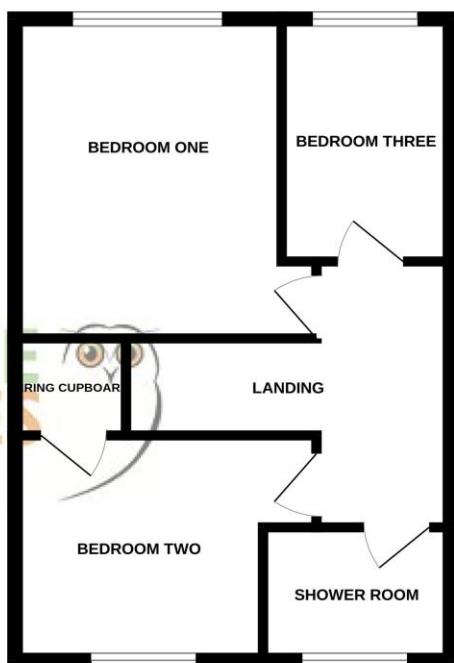




GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR (413 sq.ft. (38.4 sq.m.) approx.



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TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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