

**31 Cross Street
Tenbury Wells
Worcestershire
WR15 8EF**

Offers in the region of £154,000

**MARY STONE
PROPERTIES**



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Character two bedroom terraced house with exposed beams set within level distance of the town centre of Tenbury Wells. 31 Cross Street has a living room, kitchen/diner, two bedrooms and family bathroom. There is a brick outbuilding, low maintenance rear garden with a seating area and flowerbeds. Located near to Tenbury Primary School and High School.

Mains gas central heating, drainage, water and electricity.

Malvern Hills council tax band A.

The bustling market town of Tenbury is approached from all directions by driving through the rolling hills of the Worcestershire countryside. An unspoilt slice of the traditional lifestyle is to be found in our town. Tenbury is a supportive community and the majority of the shops across the high street are 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.

Droitwich is 23 miles, Kidderminster 18 miles, Worcester 22 miles, Hereford 22 miles and Ludlow 8 miles, all offering strong transport links to London, Birmingham and the surrounding areas.

Living Room 13' 9" x 10' 6" (4.2m x 3.2m)

having exposed beams and a fitted carpet, log burning stove, radiator and stairs lead to the first floor

Kitchen/Diner 10' 6" x 9' 6" (3.2m x 2.9m)

matching range of fitted units with laminate work tops, one and a half bowl sink and drainer, integrated appliances include an electric oven, four ring gas hob, stainless steel chimney style extractor, tall fridge/freezer and a washing machine. Laminate flooring, radiator and space for a dining table and chairs

First Floor Landing

access to loft space having electric lighting

Bedroom One 10' 6" x 10' 0" (3.2m x 3.05m)

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

Bedroom Two 10' 6" x 5' 3" (3.2m x 1.6m)

single room with a fitted carpet, radiator, built in wardrobe and window to the rear elevation

Outbuilding

useful brick-built outbuilding for a log store or storage

Garden

low maintenance rear garden with gravelled seating area, laned area and panelled fencing

Agents Note

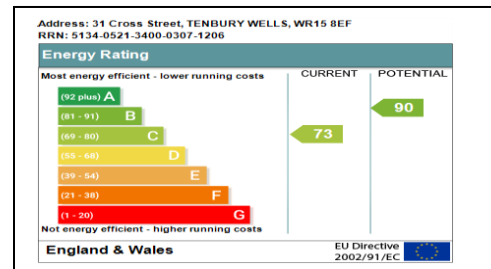
neighbouring properties have a pedestrian access across the rear of 31 Cross Street

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

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

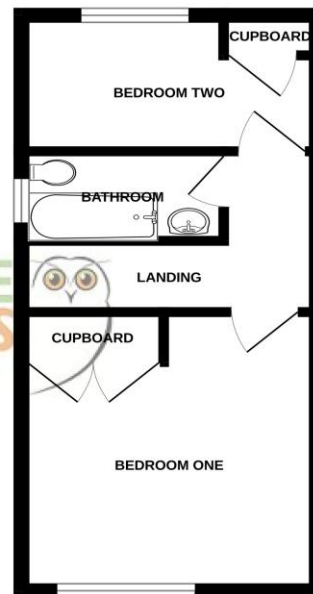
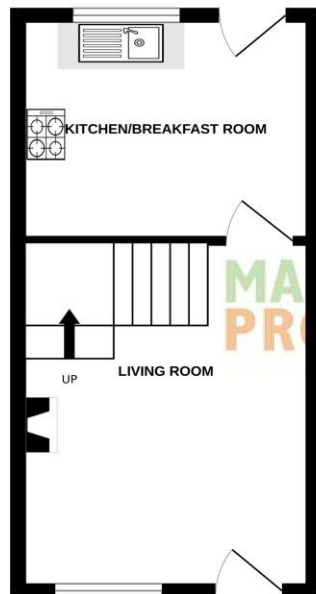
(3) Potential tenants are advised to recheck the measurements before committing to any expense.





GROUND FLOOR
 246 sq.ft. (22.9 sq.m.) approx.

1ST FLOOR
 249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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