

**20 Mount Orchard
Tenbury Wells
Worcs
WR15 8DW**

Offers in the region of £325,000 Freehold

**MARY STONE
PROPERTIES**



77 Teme Street, Tenbury Wells, Worcs WR15 8AE
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Lovely semi detached bungalow having been extended to provide you with a spacious kitchen/dining room, living room with a living flame effect gas fire, two double bedrooms and a recently refurbished shower room. There is extensive driveway parking having gated access, pretty gardens, utility room and a carport to the front. The generous rear gardens are a beneficial addition to this property mainly laid to lawn with panelled fencing having pretty flower beds, mature fruit trees, summer house, 7m x 4m garden shed, greenhouse, poly tunnel and a fish pool.

Fully double glazed, mains gas, electricity and drainage. Malvern Hills Council Tax Band C. EPC rating D.

Entrance Porch

with a double glazed door

Entrance Hall

having a fitted carpet and doors lead to the living accommodation

Living Room 16' 0" x 12' 0" (4.88m x 3.67m)
fitted carpet, radiator, picture window to the front elevation, tv aerial, having a stone mantle and hearth housing a living flame effect gas fire

Kitchen/Dining Area 22' 6" x 18' 8" (6.87m x 5.68m)

spacious and light room with an extensive range of matching fitted wall and base units with laminate work tops, one and a half bowl sink. Integrated appliances include a gas hob with a stainless steel chimney style extractor, eye level double oven, dish washer and fridge/freezer, fitted carpet, two radiators, space for a dining table and chairs. Airing cupboard with slatted wood shelving and a hot water tank

Rear Porch 6' 9" x 4' 2" (2.07m x 1.28m)
double glazed with a door leading out to the patio area and rear gardens

Bedroom One 11' 6" x 10' 10" (3.5m x 3.3m)
double bedroom with a fitted carpet, radiator, window through to the dining area, an extensive range of built in wardrobes

Shower Room

recently refurbished having a white suite comprised of wc, vanity unit hand basin, shower tray with obscured glass screen, Triton electric shower with an overhead Rose head fitment and a body wash shower attachment, tall white towel rail radiator, window to the side elevation

Bedroom Two 10' 6" x 8' 9" (3.19m x 2.67m)
double bedroom with a fitted carpet, radiator and window to the front elevation

Utility Area/Garage

access doors to the front driveway and to the rear gardens, space and plumbing for a washing machine and a tumble dryer, wall mounted mains gas central heating Glow Worm boiler, over head lighting and power points

Carport

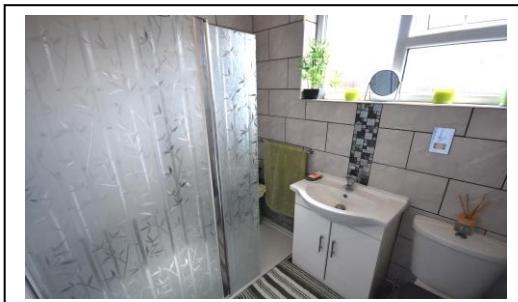
timber structure and open fronted

Outside

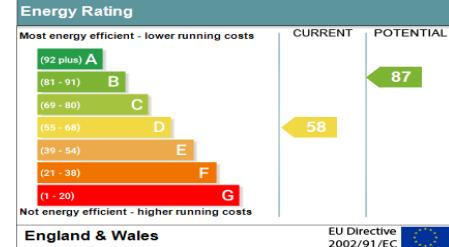
to the front of the property there is gated access to pretty gardens, hedged borders and generous gravelled driveway parking having space for numerous vehicles. The private extensive rear gardens are mainly laid to lawn with planted borders and fruit bearing trees. There is a gravelled seating area, outside water tap, garden shed 7.3 m X 2.4m, a summer house which could also be used as office space, fish pool, greenhouse, vegetable garden and a polytunnel.

- (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.

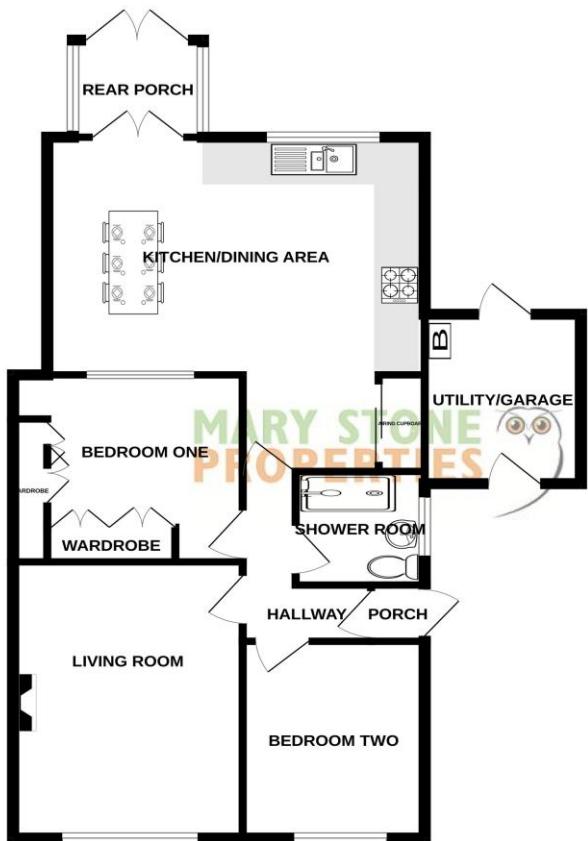




Address: 20 Mount Orchard, TENBURY WELLS, WR15 8DW
RRN: 2295-3041-7208-5654-2204



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



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TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and may not be exact, please note that dimensions may be approximate, 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 condition or working order can be given.

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