

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

**MARY STONE
PROPERTIES**



Offers in the region of £265,000. Freehold



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Spacious family home set in a cul-de-sac location, semi detached with three double bedrooms, living room with dining area, kitchen, downstairs WC and a family bathroom on the first floor. The garage has been converted to create an annex with living area, space for a bed and an ensuite bathroom with a shower and WC. The rear gardens are enclosed, low maintenance and there are two garden sheds. There is driveway parking to the front of the property and pretty gardens.

Fully double glazed, mains gas central heating, mains drainage.
South Shropshire council tax band C. EPC D.

Entrance Hall 9' 10" x 8' 2" (3m x 2.5m inc stairs)

fitted carpet, radiator, understairs cupboard and stairs to the first floor

Living Room/Diner 21' 0" x 11' 6" (6.4m x 3.5m)

a spacious and light room having wooden flooring, tv point, radiator, a gas fire sits on a tiled hearth, window to the front elevation and sliding patio door to the rear gardens

Kitchen 9' 10" x 12' 6" (3m x 3.8m)

matching range of wall and base units with laminate worktops, one and a half bowl stainless steel sink and drainer, space for a gas or electric cooker with a chimney style extractor over, space and plumbing for a washing machine, serving hatch to the living room, tiled flooring and a window to the rear elevation

Inner Hall

built in cupboard with shelving

Utility Room 5' 3" x 4' 3" (1.6m x 1.3m)

wall and base units with laminate worktop, power points, vent for a tumble dryer

Entrance Passageway 21' 4" x 4' 3" (6.5m x 1.3m)

having tiled flooring and entrance door, a further door opens to the rear gardens

WC 4' 3" x 3' 3" (1.3m x 1m)

wc, wall mounted mains gas Worcester central heating boiler

Annex

Living Room/Bedroom 15' 5" x 7' 10" (4.7m x 2.38m)

wooden flooring, radiator, ceiling light, window to the front elevation

Bathroom 6' 11" x 9' 2" (2.1m x 2.8m)

white suite comprised of wc, pedestal basin, shower bath with a thermostatic shower and curved shower screen, radiator, tiled flooring

Bedroom One 21' 0" x 8' 2" (6.4m x 2.5m)

double bedroom with laminate flooring, radiator, built in cupboard with hanging rail and shelving, dual aspect windows to the front and side elevation

Bedroom Two 10' 6" x 11' 6" (3.2m x 3.5m)

double bedroom with laminate flooring, radiator, built in cupboard and window to the front elevation

Bathroom 5' 7" x 8' 6" (1.7m x 2.6m)

white suite comprised of wc, vanity basin unit, shower bath with a thermostatic shower over, fully tiled, radiator

Bedroom Three 9' 10" x 8' 10" (3m x 2.7m)

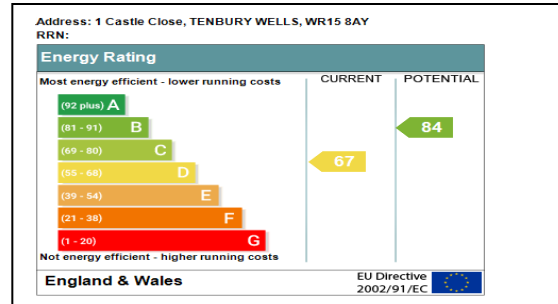
having a fitted carpet, radiator and window to the rear elevation

Outside

there is driveway parking and pretty front gardens. The enclosed rear gardens are low maintenance with a decking area and two garden sheds.

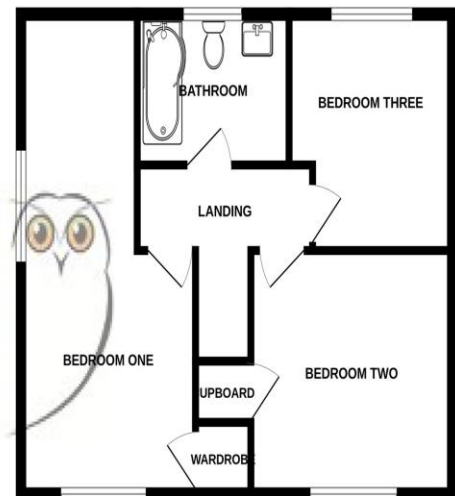
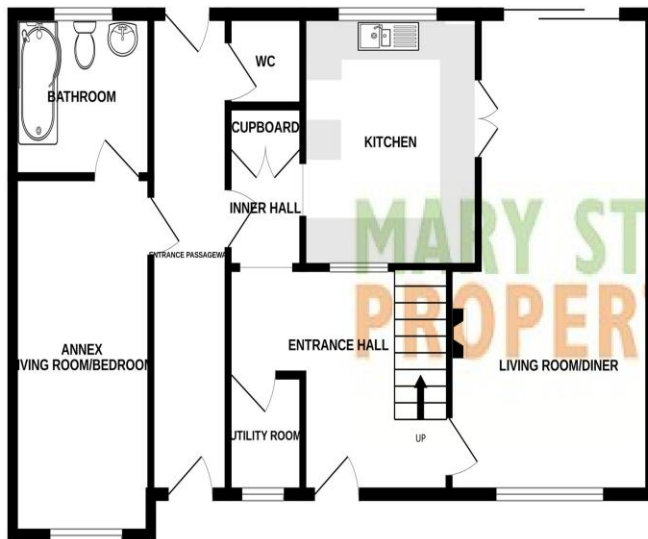
- (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (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
773 sq.ft. (71.8 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.5 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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