

10 Oak Tree Close
Burford
Tenbury Wells
Worcs
WR15 8NQ
Offers in the region of £205,000 Freehold

MARY STONE
PROPERTIES



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Ideal family home set in a cul-de-sac location, semi detached with three bedrooms, living room with dining area, kitchen, family bathroom, integral garage, rear gardens and driveway parking. New carpets, replacement kitchen with integrated appliances and a refurbished bathroom. Close to Burford Primary School, Tenbury Hospital and walking distance to Tenbury Wells town. Double glazing throughout and mains gas central heating.

Entrance Hall

having a new fitted carpet, radiator, useful built in under stairs coat and shoe cupboard.

Kitchen 10' 7" x 8' 2" (3.23m x 2.49m)
matching range of fitted wall and base units with laminate work tops, stainless steel sink and drainer, integrated dishwasher, electric oven, ceramic hob and an extractor unit, space and plumbing for a washing machine, mains gas central heating boiler, radiator and tiled flooring

Living Room/Dining Area 14' 5" x 12' 2" (4.4m x 3.7m)
new fitted carpet, an electric fire with a wooden surround sits on a granite hearth, tv aerial, radiator, window to the rear elevation and a patio door opens to the rear gardens

First Floor Landing

new fitted carpet on the landing and stairs, access to loft space

Bedroom One 12' 2" x 9' 6" (3.7m x 2.9m)
double bedroom with a new fitted carpet, tv aerial, radiator and window to the front elevation

Bedroom Two 9' 2" x 8' 6" (2.8m x 2.6m)
double bedroom with a new fitted carpet, radiator, Airing Cupboard with a hot water tank

and slatted wood shelving. Window to the rear elevation

Bathroom 6' 7" x 5' 7" (2m x 1.7m)
white suite comprised of wc, pedestal basin, bath with an electric Triton shower over, fitted shower panels, radiator, window to the front elevation, lino flooring

Bedroom Three 9' 2" x 8' 6" (2.8m x 2.6m)
new fitted carpet, radiator, window to the rear elevation

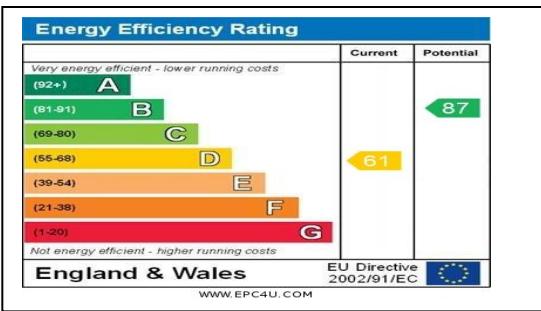
Integral Garage 16' 5" x 11' 2" (5m x 3.4m)
having an up and over door, concrete flooring

Outside

driveway parking for two cars to the front of the property. A secure side gate leads to the rear gardens mainly laid to lawn with a patio area and 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.

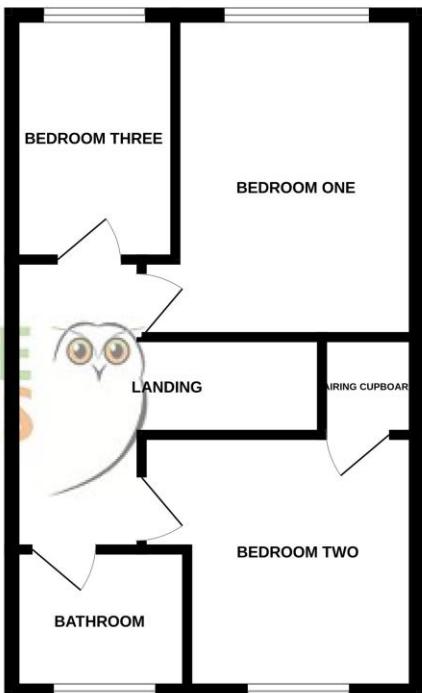




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 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. These items are included for guidance 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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