



6 Berkeley Crescent, Stourport-On-Severn, Worcestershire, DY13 0HJ

We are delighted to offer For Sale This link detached bungalow that is situated in this highly sought after area and provides stunning panoramic views to the rear. The property has been fully modernised since 2017 and offers good sized rooms and immaculate living space which briefly comprises, lounge to the rear to take in the open aspect, refitted breakfast kitchen, two double bedrooms to the front and refitted bathroom. The property benefits further from replacement double glazing, gas central heating system fitted in 2018, block paved driveway to the front, garage and rear garden. Viewing comes highly recommended to avoid missing out on this very fine property . EPC band Tbc.

Offers Around £260,000

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Entrance Door

Having a composite double glazed door which open into the porch.

Porch

4'3" x 3'7" (1.3m x 1.1m)

Having a composite double glazed door with side panel, tiled flooring and door to the reception hall.

Reception Hall

13'9" x 7'10" max 4'7" min (4.2m x 2.4m max 1.4m min)

Having laminate wood effect flooring, radiator, access to the loft space and doors to all rooms.

Lounge

16'0" x 11'1" (4.9m x 3.4m)



Having double glazed French Doors to the rear with side panels, multi fuel burner with feature tiled backing and a radiator.

Lounge

Refitted Breakfast Kitchen

14'9" x 10'9" max 8'2" min (4.5m x 3.3m max 2.5m min)



Fitted with wall and base cabinets with cream gloss fronted doors and butchers block effect work surface over, one and a half bow sink unit with mixer tap, built in oven and induction

hob, plumbing for washing machine and dishwasher space for domestic appliance, double glazed window to the rear with views over the fields, double glazed door to the side and a radiator.

Breakfast Kitchen



Bedroom One

12'5" x 9'10" (3.8m x 3.0m)



Having a double glazed window to the front, radiator and wardrobes (to be included).

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Bedroom Two

12'5" x 11'1" (3.8m x 3.4m)



Having a double glazed window to the front and radiator.

Bathroom

7'2" x 6'2" (2.2m x 1.9m)



Fitted with a white suite comprising of a panel bath with centre taps, separate shower cubicle with wall mounted shower, wash hand basin built into a unit, W/C, part tiled walls, radiator and double glazed window to the side.

Outside

Block paved driveway providing off road vehicular parking leading to the garage and having a side access gate.

Garage

16'4" x 8'2" (5.0m x 2.5m)

Having a roller shutter door, double glazed door and window to the rear.

Rear Garden



Having a shaped block paved patio leading to the shaped lawn backing onto the fields at the rear.

Rear Garden



Rear Garden



Rear View



Rear Elevation



MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-08/04/2021-V1



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

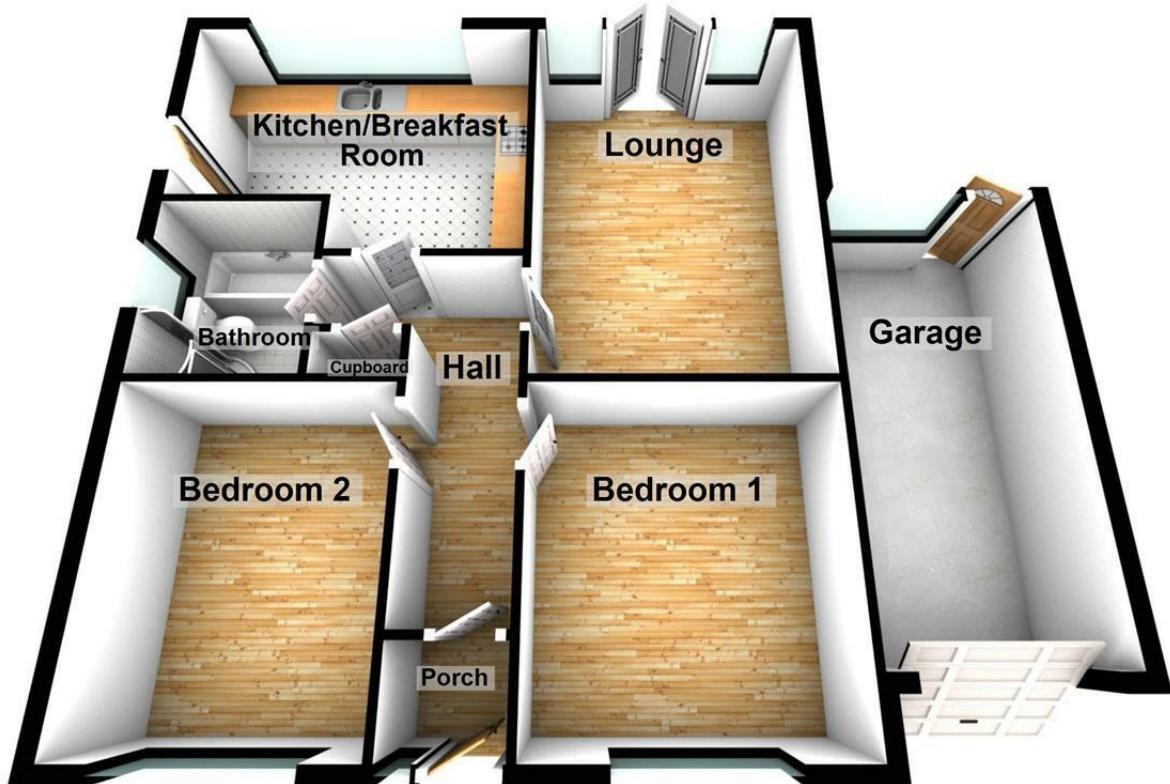
Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	