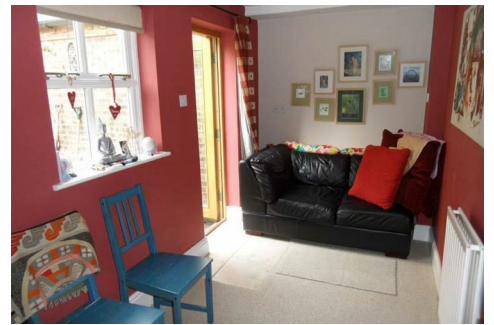




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9 New Street, Stourport-On-Severn, Worcestershire, DY13 8UL

This grade II listed town house is situated within the heart of Stourport on Severn and offers access to the town centre, River Severn and its amenities. The accommodation on offer is spread over three storeys and briefly comprises a breakfast kitchen, garden room and cloakroom to the ground floor. The living room and bathroom are situated on the first floor. On the second floor are two bedrooms, the master bedroom with an ensuite w/c. The property also benefits further from a cellar, part double glazing, gas central heating system and courtyard style rear garden. Viewing is recommended to appreciate the property on offer. EPC band E.

Offers Around £185,000

9 New Street, Stourport-On-Severn, Worcestershire, DY13 8UL

ENTRANCE DOOR

Leading in to the breakfast kitchen.

BREAKFAST KITCHEN

14'5" max x 13'9" (4.40 max x 4.20)



Having wall and base units with complimentary worksurface over, belfast style sink with mixer tap, Diplomat 'range style' cooker with extractor fan above, tiled flooring, radiator, secondary glazed sash window to the front, door to the cellar and garden room and exposed timber beam ceiling.

CELLAR

With steps leading down.

GARDEN ROOM

12'10" x 6'7" (3.90 x 2.00)



With a double glazed window to the rear, radiator, stairs leading to the first floor landing and doors to the cloakroom and rear garden.

CLOAKROOM

Having a w/c, wash hand basin, radiator, window to the rear and plumbing for washing machine.

FIRST FLOOR LANDING

With double doors to the lounge, door to the bathroom and storage cupboard housing the recently installed wall mounted boiler.

LOUNGE

15'9" max x 10'10" (4.80 max x 3.30)



Having a secondary glazed sash window to the front, radiator, storage cupboard and exposed timber beam ceiling.

BATHROOM

13'1" max x 6'3" (4.00 max x 1.90)



Fitted with a roll top bath with feature taps and shower attachment, w/c, pedestal wash basin, tiled shower enclosure, door to storage cupboard, radiator and double glazed window to the rear.

SECOND FLOOR LANDING

With doors to bedrooms one and two.

9 New Street, Stourport-On-Severn, Worcestershire, DY13 8UL

BEDROOM ONE

12'10" to w/robe x 10'6" (3.90 to w/robe x 3.20)



Having a secondary glazed sash window to the front, radiator, built in wardrobe and door to the ensuite w/c.

ENSUITE W/C

With wash hand basin, w/c and radiator.

BEDROOM TWO

4.80 x 2.90 max. 1.90 min

With double glazed window to the rear, built in storage and radiator.

REAR COURTYARD GARDEN



With steps upto the gravel and patio area with a further decked area. Situated at the end of the right of way.

SERVICES AND APPLIANCES



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

TENURE

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

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.

MONEY LAUNDERING REGULATION

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-26/09/19-V1



