



For Sale: £250,000 Freehold
Milton Street, Stourport on Severn, DY13

- 3 bedroom detached
- Log burner
- Vacant possession
- Enclosed garden

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this traditional three bedroom detached home within walking distance of the town centre. The property benefits from an entrance porch, large lounge diner with log burner and exposed beams, kitchen with Rayburn, WC, three bedrooms, shower room and enclosed rear garden. EPC F.

NO UPWARDS CHAIN.

Porch Glazed porch with door opening to the living/dining room.

Lounge Diner Two multi paned secondary glazed windows to the front elevation, multi paned secondary glazed window to the side elevation and a secondary glazed window to the rear elevation. Brick clad chimney breast with inset multi fuel stove, exposed beams to the ceiling, two ceiling light points, three wall light points, TV aerial and a telephone point. Stairs up to the first floor landing with cupboard beneath and multi paned door to the kitchen.

Kitchen Fitted with a range of pine fronted wall and base units with work surfaces above incorporating a single drainer stainless steel sink unit with mixer tap. Solid fuel powered Rayburn (responsible for central heating and hot water), plumbing for washing machine and dishwasher and space for fridge freezer. Two secondary glazed multi paned windows to the front elevation, TV aerial, telephone point, coving to the ceiling, inset ceiling spot lights and a multi paned door to the rear hall.

Rear Hall Doorway to pantry, panel and paned door to the rear garden, door to cloakroom and a ceiling light point.

Cloakroom Low flush WC, tiled floor, obscure glazed window to the side elevation and a ceiling light point.

First Floor Landing Doors to all bedrooms and shower room, single panel radiator and a ceiling light point.

Bedroom One Secondary glazed multi paned window to the front elevation, double panel radiator, fitted wardrobes, loft access hatch and a ceiling light point.

Bedroom Two Secondary glazed multi paned window to the front elevation, single panel radiator, fitted wardrobe and a ceiling light point.

Bedroom Three Secondary glazed multi paned window to the front elevation, single panel radiator, airing cupboard housing water tank with immersion heater, coving to the ceiling and a ceiling light point.

Shower Room Fitted with corner shower tray, low flush WC and recessed wash hand basin with vanity light and storage cupboards around. Obscure glazed multi paned window to the rear elevation, single panel radiator, complimentary tiling to the walls, extractor fan and a ceiling light point.

Externally The back door opens out the patio, the garden has been landscaped over the years to include areas of lawn and gravel, a pond, several mature plants and shrubs and a collection of fruit trees consisting of apple, pear, plum and cherry. The garden also benefits from having outside lighting, an outside tap, garden shed and gate out to the front pathway.



Room Details

- Lounge Diner 25'10" x 18'7" (7.87m x 5.66m)
- Kitchen 11'6" x 10'0" (3.51m x 3.05m)
- Bedroom One 13'0" x 12'4" (3.96m x 3.76m)
- Bedroom Two 12'1" x 9'5" (3.68m x 2.87m)
- Bedroom Three 10'1" x 7'9" (3.07m x 2.36m)

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix 03/03

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
24	80
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
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