



For Sale: £240,000 Freehold

Langdale Road, Stourport on Severn, DY13

- No upwards chain
- Drive & garage
- Three bedrooms
- EPC C

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three bedroom semi-detached house situated in the popular area of Areley Kings. The property benefits from driveway, entrance porch, hallway, kitchen, lounge diner, three bedrooms, bathroom, garage and front and rear gardens. Offered with no upwards chain and vacant possession. EPC C70.

Entrance Porch UPVC double glazed windows to two elevations, wall light point, door to hallway and personnel door to garage.

Hallway Doors to kitchen and lounge diner. Stairs rise to first floor. Ceiling light point and central heating control thermostat.

Kitchen Fitted with a range of wall and base units with worksurfaces over and inset 1.5 bowl stainless steel sink. Integral 4-ring electric hob and built in electric oven. UPVC window to the front elevation and ceiling strip light point.

Lounge Diner UPVC window and door to the rear elevation, electric fire with wooden surround, two ceiling light points, two wall light points and gas centrally heated radiator.

First Floor Landing Doors to bedrooms and bathroom, loft access hatch and UPVC window to the side elevation.

Bedroom One UPVC window to the rear elevation, gas central heating radiator and ceiling light point.

Bedroom Two Built in wardrobe, UPVC window to the rear elevation, ceiling light point, wall light point and has central heating radiator.

Bedroom Three UPVC window to the front elevation, ceiling light point and gas central heating radiator.

Bathroom Suite comprising of corner Jacuzzi bath with mains shower over, closed coupled WC and vanity sink unit. Obscured UPVC window to the front elevation, recessed spot light points and gas centrally heated radiator.

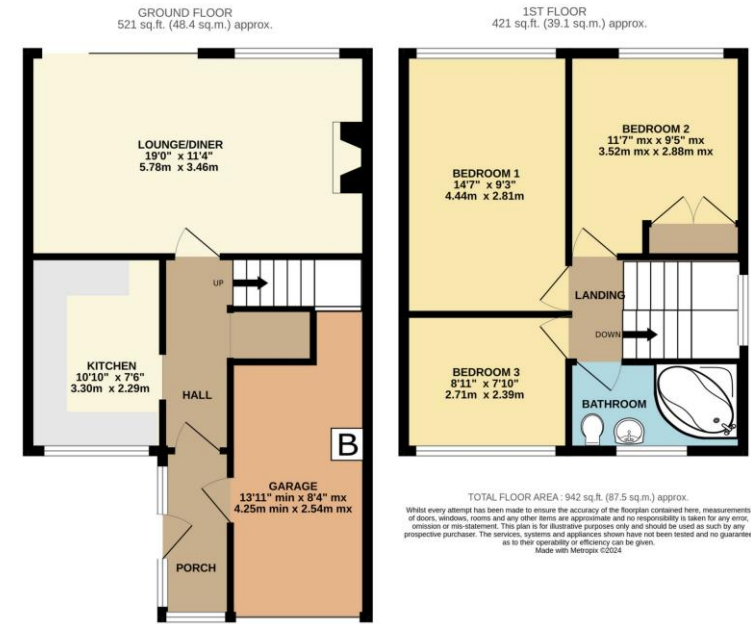
Garage Up and over door to the front elevation and personnel door to porch. Wall mounted Worcester combination boiler and ceiling strip light point.

Externally Driveway to the front elevation with thoughtfully planted foregarden. To the rear is a patio with pathway leading through mature planting to the lawned area. Fenced boundaries.



Room Details

Entrance Porch	2.65m x 1.22m (8'8" x 4'0")
Hallway	
Kitchen	3.51m x 2.29m (11'6" x 7'6")
Lounge Diner	5.77m x 3.51m (18'11" x 11'6")
First Floor Landing	
Bedroom One	4.45m x 2.80m (14'7" x 9'2")
Bedroom Two	3.50m x 2.88m (11'6" x 9'5")
Bedroom Three	2.76m x 2.39m (9'1" x 7'10")
Bathroom	2.95m x 1.70m (9'8" x 5'7")
Garage	4.42m x 2.53m (14'6" x 8'4")
Externally	



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

