



For Sale: £215,000. Freehold
Cleobury Road, Bewdley, DY12

- No upwards chain
- UPVC Triple Glazing

- 3 bedrooms
- EPC TBC

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three-bedroom end terraced house with is being offered with no upwards chain. Property comprises: Entrance hallway, living room, kitchen diner, cloak room, three bedrooms, bathroom, front and rear gardens. UPVC triple-glazed windows and gas centrally heated. EPC and floorplan ordered.

Entrance Hallway Gas centrally heated radiator, ceiling light point, stairs rise to the first floor and door to the living room.

Living Room UPVC triple glazed window to the front elevation. Electric fire with tiled hearth and brick surround. Gas centrally heated radiator and ceiling light point.

Kitchen Diner Fitted with a range of wall and base units with roll top work surfaces. Inset stainless steel sink with mixer tap. Free standing gas cooker. Space an automatic washing machine. Built in fridge and freezer. Ceiling strip light point, gas centrally heated radiator, extraction fan, UPVC, triple glazed window to the rear elevation, tiled splashbacks. Pantry has a ceiling light point, a wall mounted Worcester combination boiler and the gas metre. Cupboard has UPVC, triple glazed window, fuse board and electric metre.

Vestibule Ceiling light point, UPVC triple glazed door to the rear. Door to cloakroom.

Cloakroom Gas centrally heated radiator, UPVC triple glazed window to the rear elevation. Low level WC, ceiling light point, and wall mounted wash hand basin.

First Floor Landing UPVC triple glazed window to the side elevation. Loft access point, ceiling light point, doors to all bedrooms and the bathroom.

Bedroom One UPVC triple glazed window to the front elevation, gas centrally heated and radiator ceiling light point.

Bedroom Two UPVC, triple glazed window to the rear elevation, gas centrally heated radiator and ceiling light point. Built in cupboard with shelves and radiator.

Bedroom Three UPVC triple glazed window to the rear elevation, ceiling light point and gas centrally heated radiator.

Bathroom Full tiling to walls. Panelled bath with electric shower over, pedestal sink, and low level WC. UPVC triple glazed window to the front elevation, ceiling light point and gas centrally heated radiator.

Externally Grassed fore and rear garden with side access path. Rear has fenced boundaries and an aviary.



Room Details

Entrance Hallway

Living Room 4.64m x 4.11m (15'3" x 13'6")

Kitchen Diner 4.12m x 2.72m (13'6" x 8'11")

Vestibule 1.95m x 1.10m (6'5" x 3'7")

Cloakroom 1.81m x 0.82m (5'11" x 2'8")

First Floor Landing


Bedroom One 3.77m x 3.09m (12'4" x 10'2")


Bedroom Two 3.63m x 2.56m (11'11" x 8'5")

Bedroom Three 2.41m x 2.71m (7'11" x 8'11")

Bathroom 1.89m x 2.63m (6'2" x 8'8") max

Externally

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	<small>For properties with a current rating of A, B or C, the potential rating is the same as the current rating. For properties with a current rating of D, E, F or G, the potential rating is A.</small>	<small>For properties with a current rating of A, B or C, the potential rating is the same as the current rating. For properties with a current rating of D, E, F or G, the potential rating is A.</small>	
(81-91) B			
(69-80) C			
(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	<small>For properties with a current rating of A, B or C, the potential rating is the same as the current rating. For properties with a current rating of D, E, F or G, the potential rating is A.</small>	<small>For properties with a current rating of A, B or C, the potential rating is the same as the current rating. For properties with a current rating of D, E, F or G, the potential rating is A.</small>	
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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.

