

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL POSITIONED LINK DETACHED PROPERTY IN NEED OF SOME COSMETIC REFURBISHMENT AND UPDATING BUT OFFERING WONDERFUL POTENTIAL AND BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND AN ENCLOSED GARDEN AS WELL AS FLEXIBLE AND VERSATILE ACCOMMODATION SET OVER TWO FLOORS. ENERGY RATING E. NO CHAIN

Lyfs lane - Guide Price £350,000

10 Lyfs Lane, Kempsey, Worcestershire, WR5 3JN

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10 Lyfs Lane

Location & Description

The property enjoys a quiet setting within the highly regarded and well served village of Kempsey, approximately three miles south of the city of Worcester and just six miles north of the riverside town of Upton upon Severn. Within the village there is a church, primary school, a local shop/post office, a village hall and three pubs. Approximately a mile away on the outskirts of Worcester there is a nearby filling station and supermarkets.

Transport communications are excellent. There are two mainline railway stations in Worcester, Worcester Parkway and Junction 7 of the M5 motorway is only a few minutes drive away. For those who enjoy outdoor life there are many countryside walks along the nearby River Severn, Kempsey Common and on the Malvern Hills.

Property Description

10 Lyfs Lane is a well situated link detached property in this popular and much sought after village location. The property is set back from the road behind a lawned front garden with a block paved driveway to side giving access to a single garage. There is a planted bed and a pedestrian path to the front door set under a canopy. This door opens to the accommodation which is set over two floors and offers flexible and versatile space benefitting from gas central heating and double glazing.

The accommodation in more detail comprises:

Entrance Porch

Accessed via the obscured glazed wooden front door and having obscure glazed windows to side and rear. A door gives access to the garage (described later). Ceiling light point and wooden door with obscure glazed insets and matching side panel opens to

Entrance Hall

Two ceiling light points, radiator, stairs to first floor. Doors to all principal reception rooms (described later) and further door opening to

Shower Room

Fitted with a white low level WC and pedestal wash hand basin with mixer tap and walk-in shower enclosure with thermostatically controlled shower over. Ceiling light point, obscured double glazed window, radiator and tiled walls.

Kitchen 4.00m (12ft 11in) x 2.76m (8ft 11in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units. Set beneath the double glazed window to side is a stainless steel sink unit with mixer tap and drainer. Double glazed window to front and obscured double glazed UPVC pedestrian door. Ceiling light point, space and connection point for gas cooker and undercounter space for fridge and connection point for washing machine. Tiled splashbacks, ceiling light point and radiator.





Sitting Room 4.31m (13ft 11in) x 3.54m (11ft 5in)

Positioned to the front of the property, double glazed window, ceiling light point, coving to ceiling and radiator.

Dining Room 3.07m (9ft 11in) x 3.69m (11ft 11in)

A versatile space currently set up as the dining room. Ceiling light point, radiator and double glazed patio doors opening to

Conservatory 2.40m (7ft 9in) x 2.82m (9ft 1in)

Double glazed windows to three sides incorporating a set of double glazed French doors opening to a patio. Wall light points and sockets.

Bedroom 3 3.07m (9ft 11in) x 2.61m (8ft 5in)

Positioned to the rear of the property this is currently set up as a bedroom but could equally make a fine home office or study. Double glazed window to rear overlooks the garden. Ceiling light point and radiator.



First Floor

Landing

Ceiling light point, access to loft space, door to bedrooms and further door opening to

Separate WC

Double glazed Velux skylight to side, low level WC and wall mounted wash hand basin. Wall light point.

Bedroom 1 4.31m (13ft 11in) x 3.59m (11ft 7in) min to wardrobes

A generous double bedroom with double glazed window to front, ceiling light point, radiator. To one wall there is a bank of fitted wardrobes incorporating hanging, shelf space and double doors to access eaves storage.

Bedroom 2 3.07m (9ft 11in) x 4.11m (13ft 3in)

A further double bedroom positioned to the rear of the property overlooking the rear garden through a double glazed window. Ceiling light point, radiator. Double doors giving access to eaves storage.



Outside

The property enjoys a mature rear garden and extending away from the house is a paved patio area which also wraps round to the side. A gravel path leads past the shaped lawned area with central mature Magnolia tree. There are shaped beds planted with a range of mature plants and shrubs and raised decked seating area where the pleasures of the garden can be enjoyed. The garden is enclosed by a fenced perimeter and benefits from gated pedestrian access to front and an outside water tap.

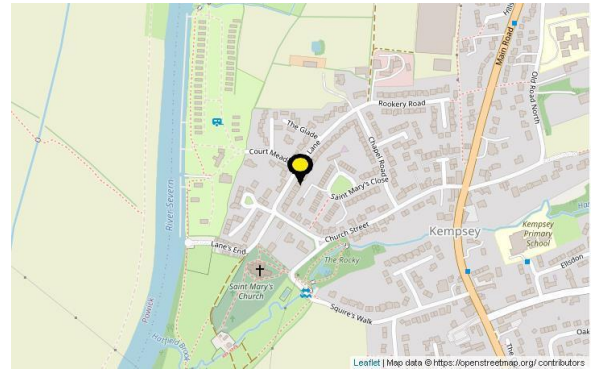
Garage 5.24m (16ft 11in) x 2.61m (8ft 5in)

Electric up and over door to front, light and pedestrian door to entrance porch.



Directions

From our John Goodwin office in the High Street, continue out onto Church Street and take the second turning at the roundabout over the bridge. Continue along this road until you come to the next roundabout, then take the first exit onto the A38 towards Worcester. Continue through the village of Severn Stoke and along the A38 until you reach Kempsey. Turn right by the shop and follow the road passing the right hand turn and then follow around to the right where the property can be found on the right hand side by one of our for sale boards.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

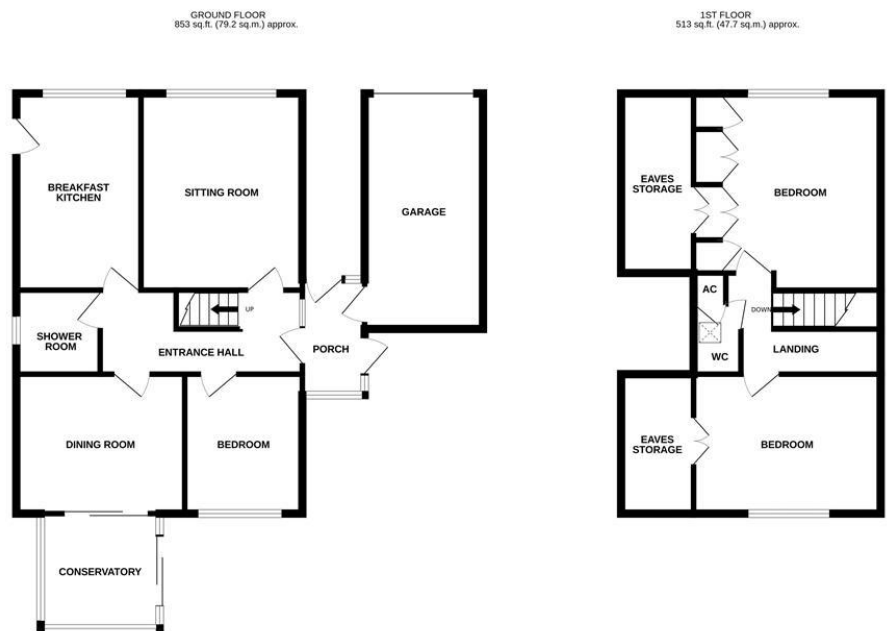
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (54).



10 LYFS LANE
TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

