



**DETACHED TWO BEDROOM BUNGALOW LOCATED IN A SOUGHT AFTER AND DESIRABLE AREA. SHORT WALKING DISTANCE TO ALL AMENITIES. IN NEED OF UPDATING THROUGHOUT WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING ETC. BENEFITS INCLUDE A RELATIVELY PRIVATE REAR GARDEN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, A GARAGE AND OFF ROAD PARKING FOR TWO CARS. NO ONWARD CHAIN. EPC D.**

## 40 Church Street – Offers In The Region Of £285,000

40, Church Street, Kempsey, Worcestershire, WR5 3JQ



40 Church Street

## Location & Description

Kempsey is a sought after and desirable village location with good road and rail networks close by for the commuter. There is a primary school for families with children, a convenience store with post office, a farm shop, church, village hall and four village inns. Situated three miles south of the cathedral city of Worcester for all your other amenities.

## Property Description

This two bedroom detached bungalow offers potential purchasers the chance to put their own stamp on the property.

Located within a short walk to amenities and the primary school with a pleasant outlook to the front aspect. The property offers a lounge with a feature fireplace, a kitchen/breakfast room, two double bedrooms and a family bathroom.

The rear garden is relatively private and mainly laid to lawn with a paved path and fully enclosed by wood panel fencing with side gated access to the front driveway with parking for two cars.

Further benefits include UPVC double glazing and gas central heating.

Covered canopy, security lighting and UPVC obscure double glazed door to:

## Entrance Hallway

Radiator, ceiling light, power points, loft access, doors to all rooms, door to:

## Lounge

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, feature fireplace.

## Kitchen/Breakfast Room

UPVC double glazed windows x two to the rear aspect, radiator, ceiling lights x two, radiator, power points, door to the storage cupboard (housing the Zanussi boiler), vinyl flooring, base unit with a stainless steel sink and drainer and taps over, UPVC obscure double glazed door to the side aspect:

## Bedroom One

UPVC double glazed window to the front aspect, radiator, power points, ceiling light.

## Bedroom Two

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light.

## Bathroom

UPVC obscure double glazed window to the rear aspect, fitted with a white three piece suite comprising of a panelled bath, a low level WC and wash hand basin, vinyl flooring, tiled splash backs, ceiling light, radiator.





## OUTSIDE

### Front Garden

Lawned area with a dwarf brick wall surrounding, bin storage area to the side aspect with a wooden gate to the rear garden, open side access to the other side, concrete driveway with parking for two cars leading to:

### Garage

Up and over door to the front aspect, power and lighting.

### Rear Garden

Mainly laid to lawn with a paved path next to the rear of the house, wood panel fencing surrounds.



## Directions

From the John Goodwin office in the High Street, proceed out and over the bridge towards the A38. Take the first turning at the roundabout onto the A38 towards Worcester. Continue through the village of Severn Stoke and along the A38 until you reach Kempsey. Go past the pubs and as you approach the Shop on the left hand side, take the turning before on the left into Church Street where the property can be found by one of our for sale boards on the right hand side.



## Services

We have been advised that mains services 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 "C"

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 D.

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 condition or working order can be given.  
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Upton Office  
01684 593125

9 High Street, WR8 0HJ  
upton@johngoodwin.co.uk

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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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.