



10 Alton Park, Worcester, WR2 4UJ

£250,000

A well presented semi detached bungalow situated in this quiet residential location. In brief, the accommodation comprises: hallway, living/dining room, kitchen, two bedrooms and a wet room. The rear garden offers low maintenance and level areas with a lawn, storage shed, seating areas and walkways. There is a detached single garage, ample parking, double glazing and central heating. The property is offered with NO ONWARD SALE. For further information or to arrange a viewing, please contact us on 01684 561411.



10, Alton Park, Callow End, Worcester, WR2 4UJ

ENTRANCE

Approached over the driveway and ramp with handrails to the double glazed front door with matching double glazed side panel opening into the:

HALLWAY

Radiator, Openreach telephone point, cloaks cupboard and doors radiating off.

LIVING ROOM

Rear facing double glazed door with high panels opening onto the garden, feature fireplace with wooden surround, coal effect electric fire, radiator and door to:

KITCHEN

Rear facing double glazed window and side facing double glazed doors, matching range of wall and base units, gas cooker, inset stainless steel sink unit, space for upright fridge freezer, space for washing machine, radiator, Worcester central heating boiler.

BEDROOM ONE

Front facing double glazed window, radiator, over bed light pull.

BEDROOM TWO

Front facing double glazed window, radiator, access to loft space.

WET ROOM

Obscure double glazed window, non slip flooring, recently installed Mia shower with glazed screen and curtain, hand basin inset into vanity unit, close coupled WC, door to airing cupboard with slat shelving, insulated hot water cylinder, hanging rail and storage space.

EXTERNALLY

The rear garden is level and enclosed, it is essentially laid to lawn with patio/seating areas, a raised pebble bed, inset shrub and flower beds and borders, pear tree, metal garden shed, high level gate and fence to the driveway.

To the front is a generous driveway leading to the detached, brick built garage, with light and some roof storage.

DIRECTIONS

what3wordfs

///certainly.tables.tiles







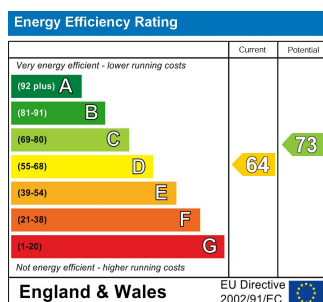
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and curtains will be included, but other items may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn