



11b York Street

Stourport-on-Severn DY13 9EF

Andrew Grant



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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 597 sq. ft.

KEY FEATURES:

- Charming bungalow
- Immaculately presented
- Quiet tucked away location
- Adjacent to the canal basin
- Good local amenities
- Spacious living room
- Recently installed kitchen
- Two double bedrooms
- Newly fitted bathroom
- Walled courtyard garden

An immaculate bungalow, centrally located in the heart of Stourport-on-Severn yet tucked away from the main thoroughfare. Within walking distance of the canal basin and town centre, this property boasts a recently installed kitchen, a spacious living room, two double bedrooms and a charming walled garden. Parking spaces are available for rent, subject to availability.

This charming single-storey conversion/bungalow offers a rare opportunity to purchase a property of this nature so close to the town centre. Well-appointed throughout and ready to move straight into, it even boasts a private garden area, a scarce commodity in such a central location.



Situation

The property boasts an exceptional and conveniently central location, nestled right in the heart of historic Stourport-on-Severn yet peacefully secluded from the bustling main thoroughfare. Renowned for its picturesque riverside and charming canal basin, both mere moments' walk from the property, the town offers a tranquil escape into its scenic waterways.

The stunning riverside caters to all ages, featuring inviting picnic spots, comfortable seating areas, recreational fields and scenic waterside pathways. Meanwhile, the enchanting canal basin, situated just across York Street, serves as the town's focal point, providing a serene setting for leisurely strolls and relaxation.

Stourport-on-Severn boasts a wealth of amenities, with its main streets lined with diverse shops and a vibrant array of pubs and restaurants. Additionally, the town hosts several large supermarkets, including Tesco and Lidl, ensuring convenient access to everyday essentials.

Description

Approached from the road through a secure gated area, 11b York Street sits to the right, offering privacy and security. Upon entering through a private gate leading to an Oak porch canopy, small steps lead up to the front door, welcoming you into the property.

Inside, the recently refitted kitchen greets you with contemporary grey gloss cabinets and sleek grey concrete effect worktops. Equipped with a single electric oven, an electric hob and a stainless-steel extractor hood, the kitchen also features a one and a half bowl stainless-steel sink with drainer, along with space for a washer dryer and a tall fridge-freezer.



The kitchen seamlessly flows into the spacious living room, bathed in natural light from the large front window.







Off the lounge, the inner hallway grants access to the first double bedroom, boasting a view of the front.

Continuing along the hallway, you will discover the second double bedroom, also overlooking the front of the property.

Completing the layout, at the end of the hallway, lies the newly fitted family bathroom. It features a bath, a generously sized separate shower enclosure, a white vanity washbasin with a two-lever monobloc chrome mixer tap and a white close-coupled back-to-wall WC. An obscure glazed window ensures privacy in this thoughtfully designed space.







Garden

The gardens encompass both the front and side of the property, each offering their own unique charm. At the front, a fenced-off garden features a striking black block paved path that gracefully traverses the bungalow's facade. To the left, raised sleeper beds add a touch of greenery, while a cosy seating area provides a spot to relax and enjoy the surroundings.

From the front garden, the outside space seamlessly transitions to a delightful walled courtyard area situated at the side of the bungalow. Here, ample room is available for seating and outdoor entertaining, making it an inviting retreat for gatherings or quiet moments alike.

Agents notes

A shared area is located to the front of the property. Parking spaces in this area can be rented, dependent upon availability. For further details, please do not hesitate to enquire with the agent.

Services

Mains gas, electricity, water and drainage.

Worcester Bosch gas combination boiler for the hot water and central heating.

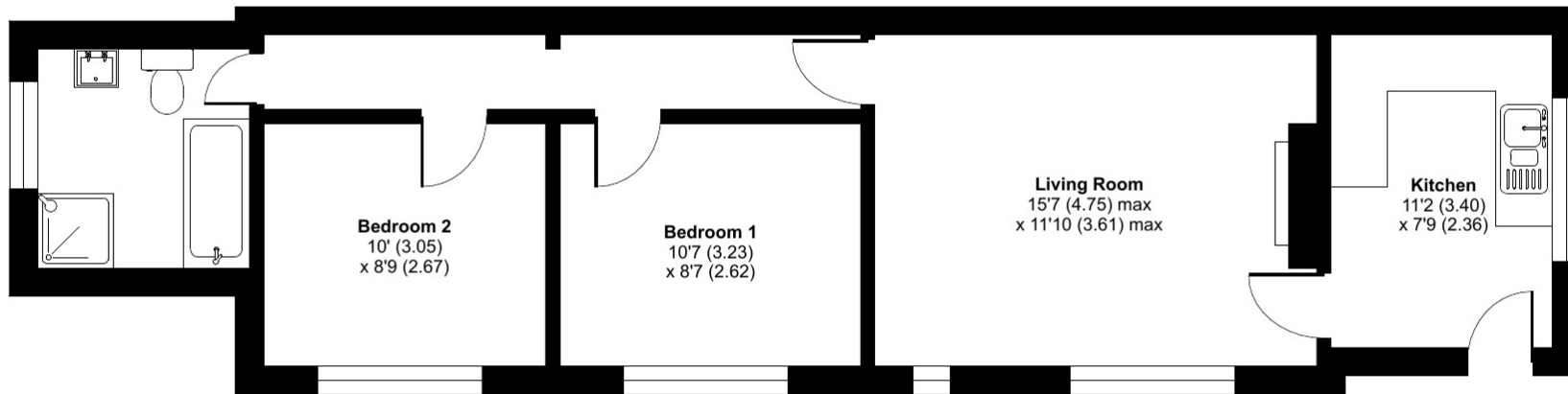
Council tax band - A.



York Street, Stourport-on-Severn, DY13

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



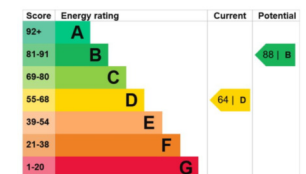
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 891678



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