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## Constantine Close, Kempsey, Worcester, WR5 3WH

Fixed Asking Price £208,125

- End Terrace in Cul-de-sac location
- Gas Central Heating and Double Glazing
- Sought After Location
- EARLY VIEWING ESSENTIAL
- Three Bedrooms
- Garden and Parking
- IDEAL FIRST HOME

# 24 Constantine Close, Worcester WR5 3WH

A modern three bedroomed end terraced property situated in an extremely popular cul-de-sac location close to the motorway links. PERFECT FIRST TIME PURCHASE. EPC - B



Council Tax Band: C



## LOCATION & DESCRIPTION

Occupying a prime spot within the highly sought after village of Kempsey, which has a thriving community with local amenities to include the ancient parish church of St Mary, rural and riverside walking routes, a primary school, general stores, village hall and public houses/restaurants together with social and sports clubs. There is excellent access to the nearby city of Worcester, public transport and the M5 motorway network. The property is accessed via a composite front door opening to:

## ENTRANCE HALLWAY

A good sized entrance hallway with ceiling light point, radiator, large understairs storage cupboard, stairs to first floor and doors to:

## LOUNGE

15'3" x 12'6"

A spacious light and airy room having ceiling light point, radiator, rear facing uPVC double glazed window and a composite door leading out to the rear garden.

## CLOAKROOM

With ceiling light, radiator, close coupled WC and wash hand basin with pedestal and tiled splashback and mirror above.

## KITCHEN

11'1" x 8'4"

A good sized modern fitted kitchen comprising of base, drawer and wall units with work surfacing and splashbacks complimenting the colours. Built in Zanussi oven, inset four ring gas hob, stainless steel splashback, and stainless steel chimney style extractor hood. Single bowl stainless steel sink with mixer tap and matching drainer, there is the added benefit of space and plumbing for both dishwasher and washing machine. The wall mounted Ideal combination gas boiler is located here within a matching cupboard. Ceiling light point, radiator and front facing uPVC double glazed window.

## STAIRS AND LANDING

Ceiling light point, access to loft, radiator and doors radiating to:

## BEDROOM ONE

13'4" max x 15'4" max

A good sized principal bedroom with ceiling light point, radiator and two front facing uPVC double glazed windows with views over nearby fields and countryside.

## BEDROOM TWO

11'3" max x 10'1" max

A second good sized double bedroom with ceiling light point, radiator and rear facing uPVC double glazed window.

## BEDROOM THREE

11'4" max x 6'3" max

A single sized bedroom with ceiling light point, radiator and rear facing uPVC double glazed window.

## BATHROOM

6'11" max x 6'5" max

Fitted suite comprising of close coupled WC, basin and pedestal, shaver socket, bath with mixer shower over, tiles to full height and shower screen. Ceiling light point and radiator.

## OUTSIDE

To the front of the property there is a tarmac parking area for two cars along with a slabbed pathway to the front door continuing further to the side gate. The front of the property is adorned with beautiful colourful shrubs creating a lovely approach.

To the rear of the property there is slabbed pathway running to the top of the garden then creating a patio area, complete with storage shed. There are areas of lawn with mature shrub borders. The garden is enclosed with fencing, creating a secure outdoor space.

## SERVICES

We believe all mains services to be connected.

## AGENTS NOTE

- This is a discounted market sale home offering 25% discount off the open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales.
- There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. Please contact us for the relevant criteria prior to viewing. Eligibility criteria also remains in place for any future re-sale of this property.
- Applications for the DMS property have to be submitted for approval by the local authority. To be considered for purchasing this property, a prospective purchaser must complete the application form in full and provide the necessary evidence to be reviewed by the local authority.



## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: **B**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

