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Parkinson Wright
Estate Agents



Sinton Green, Hallow, Worcester, WR2 6NW

Price Guide £270,000

- Detached Bungalow
- Rural Village Location
- Driveway Parking & Garden
- EARLY VIEWING ESSENTIAL
- Two Bedrooms
- Double Glazing & Central Heating
- NO CHAIN

Threeways Sinton Green, Worcester WR2 6NW

A rare opportunity to acquire a two bedroomed detached bungalow in the sought after rural village of Sinton Green. EARLY VIEWING ESSENTIAL. NO ONWARD CHAIN. EPC - D.



Council Tax Band: D





LOCATION & DESCRIPTION

Situated in the desirable village of Sinton Green in a convenient semi-rural location just a few miles from Worcester city centre. There is a village pub within walking distance and in the next village of Hallow there is a good range of local amenities including a post office, tennis club, village shop, primary schools, churches and public houses. The property is a two bedroomed detached bungalow with parking and a garden. Access is via a covered porch and uPVC door leading in.

HALLWAY

Two ceiling light fittings, radiator, two built-in cupboards providing ample storage, one of which houses the hot water tank. Access to loft. Doors to;

LIVING ROOM

12'11" x 12'11"

Ceiling light fitting, two wall lights, radiator, feature fireplace with inset electric fire and front facing double glazed window.

BEDROOM ONE

10'2" to wardrobes x 9'10"

Ceiling light fitting, radiator, front facing double glazed window. Large triple built-in wardrobe with three full height mirrored sliding doors.

BEDROOM TWO

10'10" x 9'10"

Ceiling light fitting, radiator and rear facing double glazed window. Door leading to;

OFFICE/HOBBY ROOM

17'4" max x 7'10" max

Having ceiling light fittings, radiator and front facing double glazed window. Half glazed uPVC door leading to rear garden with matching side window.

BATHROOM

7'10" max x 5'6" max

Ceiling light fitting, ladder style chrome towel rail, two rear facing windows. Bathroom suite comprising of combination unit with back to unit WC and inset basin with vanity cupboards. Bath with shower over and shower screen.

KITCHEN AREA

9'10" max x 9'10" max

Ceiling light fitting and kitchen consisting of a range of base, drawer and wall units with worksurfacing over and tiled splashback. Appliance spaces and plumbing for washing machine, circular bowl sink with matching style drainer. Halogen four ring hob, pull out extractor over and split level built in double oven. Breakfast bar and space for fridge freezer.

DINING AREA

14'1" max x 6'7" max

PVC roof, two wall lights, radiator, double glazed windows to all aspects, pair of double glazed doors to garden and singular pedestrian door to side giving access to garden.

OUTSIDE

To the front of the property there is a driveway and covered carport with a metal gate to the rear garden. Mature hedging to side and front. The LPG tank is situated to the front of the property.

To the rear of the property there is a garden consisting of patio area and rockery, lawned area leading to the half hexagonal summer house all enclosed by wooden fencing along with a storage shed having corrugated roof.

There is a self-contained cloakroom accessible from the garden with uPVC roof and door, light fitting, WC and small wall mounted wash hand basin.

SERVICES

We are advised that mains water, drainage and electricity are connected. Central heating system is via Oil.



Viewings

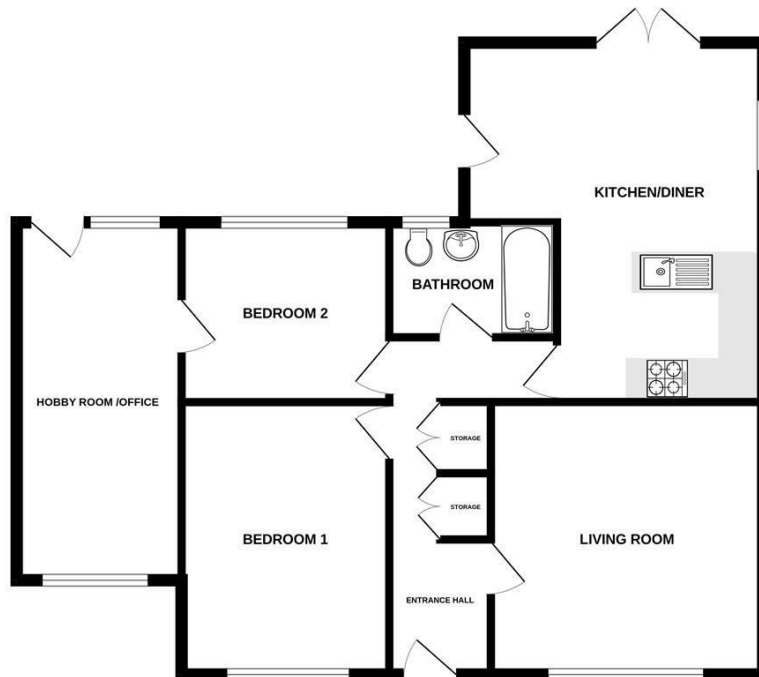
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.0 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 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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