



QualitySolicitors
Parkinson Wright
Estate Agents



Hunters Place, Droitwich, WR9 9HD

Price Guide £200,000

- Three Bedrooms
- Central Heating
- Garage & Parking
- Double Glazing
- Garden
- NO CHAIN

31 Hunters Place, Droitwich WR9 9HD

A three bedroomed terraced property situated in a convenient position in the popular town of Droitwich.
NO CHAIN. EARLY VIEWING ESSENTIAL. EPC - C.



Council Tax Band: A





LOCATION & DESCRIPTION

Occupying a prime position in a central location within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. Access is via a uPVC entrance door leading into;

HALLWAY

With light fitting and built in cupboard. Wooden door to;

LIVING ROOM

15'10" max x 14'3" into bow

A good sized room with two ceiling lights, front facing double glazed window and feature fireplace with inset electric fire and a radiator. Wooden door leading into;

INNER HALLWAY

With ceiling light, stairs to first floor and doors to Cloakroom and Dining Room.

CLOAKROOM

With tiled walls, ceiling light, WC, basin unit, two glass shelves and a mirror. There is a further area being utilised as a storage space with coat hooks.

DINING ROOM

9'8" max x 9'7" max

With ceiling light fitting, rear facing double glazed sliding patio doors leading to garden and radiator. Large opening to;

KITCHEN

9'7" max x 5'10" max

Having fully tiled floor, strip light to ceiling and rear facing double glazed window. The kitchen comprises of base, drawer and wall units with work surfacing over and tiled splashbacks. There are appliance spaces and plumbing for washing machine. There is a Franke composite sink with drainer, built in Bosch oven, four ring Indesit gas hob and a Zanussi extractor above.

STAIRS AND LANDING

With ceiling light, access to loft, and doors radiating to;

BEDROOM ONE

15'11" max x 9'7" max

A good sized principal bedroom with ceiling light, two rear facing double glazed windows and a radiator.

BEDROOM TWO

9'10" x 9'0"

Ceiling light, front facing double glazed window and radiator.

BEDROOM THREE

12'9" x 6'7"

With ceiling light, front facing double glazed window and a radiator. The wall mounted Baxi combination gas boiler is located in this room.

WET ROOM

Being fully tiled with wet room type flooring, ceiling light fitting and an additional recessed light. Ladder style chrome towel rail and a pair of slatted doors opening to a useful storage area. There is a shower area with an electrici Mira shower, a basin and pedestal and WC.

OUTSIDE

To the front of the property there are slabbed steps and a pathway leading from the pavement to the entrance door. There are mature shrubs bordering the pathway and a well maintained gravel area.

To the rear of the property there are tiled patio areas interspersed with gravel, and neat raised planters with mature shrubs. The pathway leads to the garage at the bottom of the garden. There is parking by the garage.

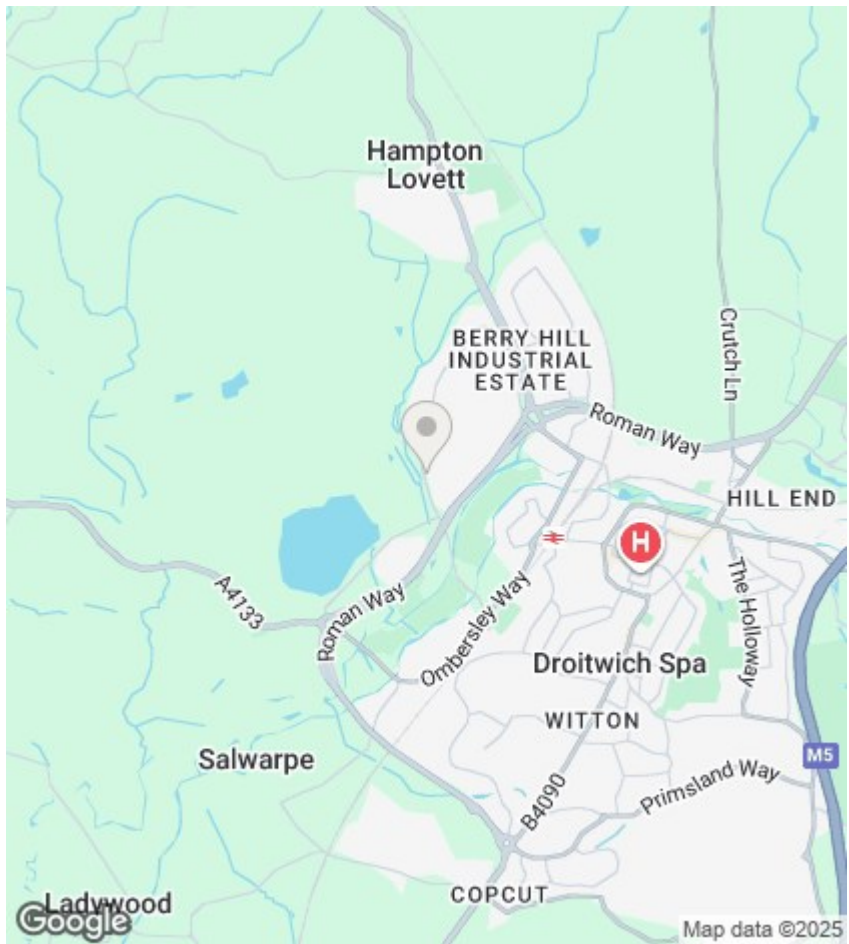
GARAGE

17'8" max x 8'1" max

With composite door from garden and an up and over door to front benefitting from power and light.

SERVICES

We believe all mains services are connected, however this must be verified by your legal representative.



Viewings

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

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		