



Allan Morris
estate agents

**Pound Lane, Clifton-On-Teme,
Worcestershire.**

Plot 2, Pound Lane, Clifton-On-Teme, Worcestershire. WR6 6DE

Features

- Brand new detached bungalow
- 2 Double Bedrooms
- 10 Year NHBC Guarantee
- Off road parking for 2 cars and private garden
- Electric car charging point
- Small development with Private Access in popular village location

NEWLY LAUNCHED - ONE OF TWO CURRENTLY AVAILABLE A newly completed two bedroom detached bungalow forming part of a small new development, within the popular village of Clifton-on-Teme.

Accommodation briefly comprises: Entrance Hall, Kitchen/Diner equipped with integral appliances to include oven, microwave, separate induction hob with extractor, dishwasher, washer/dryer and fridge/freezer, Living Room, two double Bedrooms and Shower Room.

Outside: Private off road parking for 2 cars and enclosed rear garden.

AGENT'S NOTE:

The property benefits from Gas Fired Underfloor Heating throughout and is fully equipped with Electric Solar Panels, reducing annual bills. Part boarded loft with light and pull-down ladder. A 6x4ft Garden Shed will also be erected.

Some of the photographs used are examples from Blueshot Bungalow and Plot 3. All have the same finish and specification.

LOCATION:

The property is located in the sought after village of Clifton-on-Teme, benefiting from two Public Houses, Village Stores and 1st Primary School. It also falls within the popular Chantry School catchment and lies in the Teme Valley, surrounded by beautiful countryside.





Directions:

From Worcester City centre proceed out along the Hylton Road, continuing into Henwick Road and then turning left onto the B4204, signposted Lower Broadheath and Martley. Continue through the villages of Lower Broadheath and at the T junction in Martley turn right, signposted for Clifton-upon-Teme. Enter the village of Clifton-upon-Teme and then take the first left into Pound Lane, where the development can be found on the right hand side, as indicated by our For Sale board.

WAM 7100



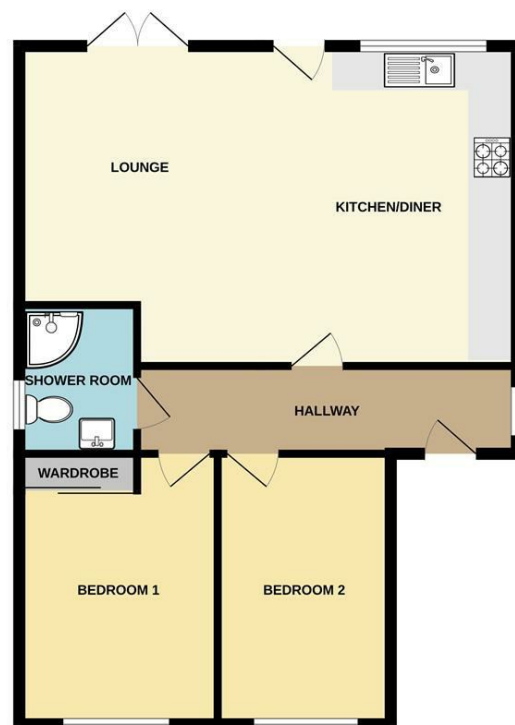
Useful Information:

Tenure: Freehold

EPC rating: TBC

Council Tax Band: New Build

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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Floorplan Measurements:

KITCHEN / DINER:

15'8" x 12'6"

LIVING AREA:

15'8" maximum 12'7" minimum x 11'8"

BEDROOM 1:

13'3" maximum 11'2" (to wardrobe) x 9'8"

BEDROOM 2:

13'3" x 8'5"

SHOWER ROOM:

7'3" x 5'9"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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