



Allan Morris
estate agents

**Aston Close, Kempsey,
Worcester**

12 Aston Close, Kempsey, Worcester. WR5 3JR

Features

- Corner plot
- Private garden
- Single Garage
- 2 Bedrooms
- 2 Bathrooms
- Quiet Village location

A well presented two bedroom detached Bungalow, situated on an enviable corner plot in the heart of the popular village of Kempsey, within easy reach of local amenities, Public Houses and major transport links.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen opening into Conservatory, Bedroom 1 with En-Suite, further Bedroom, Bathroom and a single Garage.

Outside: The front of the property has a driveway as well as mature hedge and lawn borders. The rear of the garden is of particular note and offers a patio area, further seating area and lawn with mature tree, shrub and flower borders, offering a high degree of privacy.

LOCATION:

The property is located in the heart of the village of Kempsey offering easy access to local amenities to include several Public Houses, Post Office, Doctor's Surgery, Dental Surgery, Hairdressers and also a bus route back to Worcester and Upton.





Directions:

From Worcester City centre proceed out along the A38 Bath Road and proceed straight on over two traffic islands and into the village of Kempsey. Continue along and turn right into Church Street and then the 2nd right into Chapel Road. Take the 2nd right into Rookery Road, continue along to the bottom of Rookery Road where you turn into Aston Close, where number 12 can be found at the bottom of the road.

WAM 7132



Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: C

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 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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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.

Floorplan Measurements:

KITCHEN:
10'11" x 8'10"

LIVING ROOM:
10'11" x 10'4"

CONSERVATORY:
11'9" x 7'1"

BEDROOM 1:
12'1" x 9'6"

BEDROOM 2:
9'6" x 8'9"

BATHROOM:
6'4" x 5'7"

GARAGE:
14'4" x 7'9"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ