



# 13 Hillside

, Kempsey, WR5 3LN

£1,000



\*All enquiries are to be made to Doorbars Surveyors on 01905 27288\*

Pleasantly situated in a cul-de-sac position just off the A38 on the vibrant village of Kempsey and just 4 miles from the centre of Worcester and Junction 7 off the M5, this property offers modern, easily managed accommodation with 2 double bedrooms and enjoying gas fired central heating and double glazing. The property comprises of a Front Hall leading via glazed panel doors to a comfortable through Sitting Room with a delightful bay window to front elevation. A Dining Room with double glazed doors leading to a Garden Conservatory. Kitchen with laminate worktops and a good range of fitted units incorporating stainless steel sink, under counter fridge and space for a dishwasher. Utility Room with plumbing for a washing machine and space for a tumble dryer. Cloakroom with WC. First Floor Floor; Two Double Bedrooms, Bathroom with overhead shower and heated towel rail. Outside there is an easily managed garden to the rear with wooden shed. The Front of the property offers driveway parking for two vehicles.

Council Tax Band B. Available May 2024.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.