

severn estates

Severn Estates
40 High Street, Stourport on Severn
Worcestershire DY13 8BS
Tel: 01299 826777
sos@severnstateagents.co.uk
www.SevernEstateAgents.co.uk



32 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

We are delighted to offer For Sale this family sized mid terraced house which is situated just beyond a pleasant green and along this popular residential area of Stourport on Severn. The accommodation on offer comprises a living room, kitchen diner and the additional benefit of attached outbuildings to the ground floor, to the first floor there are three well proportioned bedrooms and shower room. Benefiting further from double glazing, gas central heating, front and rear gardens and a rear parking area. Don't miss out book a viewing today- no upward chain.

Council Tax Band B.
EPC band D.

Offers Over £200,000

32 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

Entrance Door

Being double glazed and opens into the porch.

Porch



Double glazed windows to the front and side and door open into the reception hall.

Reception Hall

13'5" x 5'10" (4.1m x 1.8m)



Staircase rises to the first floor landing, radiator, doors to the lounge, breakfast kitchen and understairs storage.

Lounge

13'9" x 11'6" (4.20 x 3.50)



Double glazed window to the front and coving to the ceiling.

Breakfast Kitchen

14'9" x 8'10" (4.50 x 2.70)



Fitted with a range of wall and base cabinets with complimentary worksurface over, one and a half bowl sink unit with mixer tap, built in stainless steel oven and hob, space for domestic appliance, plumbing for washing machine, wall mounted central heating boiler, part tiled walls, two double glazed windows to the rear, radiator, door to the storage cupboard and rear lobby.

Rear Lobby

Doors to the side access, W/C, storage sheds.

Storage Room

7'7" max 4'7" min x 7'3" (2.30 max 1.4 min x 2.20)

Double glazed window to the rear.

32 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

First Floor Landing



Access to the loft space, doors to the airing cupboard, bedrooms and bathroom.

Bedroom One

12'1" x 11'9" min (3.70 x 3.60 min)



Two double glazed windows to the front, radiator and built in wardrobes.

Bedroom Two

14'1" x 8'10" (4.30 x 2.70)



Two double glazed windows to the rear and radiator.

Bedroom Three

9'10" x 8'6" (3.00 x 2.60)



Double glazed window to the front, radiator and stairs bulkhead.

32 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

Bathroom

7'6" x 5'6" (2.3m x 1.7m)



White suite comprising of a panel bath with wall mounted shower and curtain over, pedestal wash basin, W/C, part tiled walls, radiator and double glazed window to the rear.

Outside

The property is set behind a green area and has a hardstanding foregarden and pathway to the side entrance and the front porch.

Front Garden



Rear Garden



Rear Elevation



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Money Laundering Regulations

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-16/02/2025 -V2



