

severn estates

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Helenswood , Stourport-On-Severn, DY13 0RX

This detached versatile three bedroom bungalow is located in the sought after locality of Astley Burf, the idyllic location offers a peaceful setting yet within easy reach of the road networks leading to Worcester and Stourport on Severn, along with the Hampstall Inn within the Village. The flexible and spacious bungalow is ideal for those downsizing, but equally large enough to accommodate a family, with the interior briefly comprising a hall, living room, conservatory, kitchen, three bedrooms, ensuite and bathroom. Benefitting further from ample off road parking, double garage, LPG heating and rear garden. A visit to the property is essential to fully appreciate the location and property on offer, call today to book your viewing

Available with No Upward Chain
EPC Band E.
Council Tax Band E.

Offers Around £395,000

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Entrance Door

Opening to the porch.

Porch

Having a tiled floor, door to the hall and double glazed window to the side and front.

Hall

With doors to all bedrooms, living room, kitchen and bathroom plus loft hatch, radiator, storage and airing cupboard.

Living Room

19'8" max x 14'1" max, 8'10" min (6.00m max x 4.30m max, 2.70m min)



Having a feature fire place and inset 'Log Burner' effect gas fire, radiator, coving to the ceiling, double glazed window to the conservatory and archway to the conservatory.

Living Room & Conservatory



Conservatory

18'8" max x 11'9" max, 9'10" min (5.70m max x 3.60m max, 3.00m min)



Having double glazed windows to the side and rear, two radiators, inset spot lights and double doors to the rear garden.



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Kitchen

11'5" x 8'2" (3.50m x 2.50m)



Fitted with wall and base units having complementary worksurface over, built in double oven and hob with hood over, one and a half bowl sink unit with mixer tap, space for under counter appliance, space for domestic appliance, plumbing for washing machine, tiled splash backs, double glazed window to the rear and door to the side.



Bedroom One

12'9" x 11'5" inc. w/robes (3.90m x 3.50m inc. w/robes)



Having a double glazed window to the front, fitted wardrobes, drawers, bedside and vanity unit, radiator, coving to the ceiling and door to the ensuite shower room.

En Suite Shower Room



Fitted with a shower enclosure, w/c with concealed cistern, wall unit and base units with worktop and fitted wash basin, heated towel rail and double glazed window to the side.

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Bedroom Two

13'1" x 8'6" inc. w/robes (4.00m x 2.60m inc. w/robes)



Having a double glazed window to the front, fitted wardrobe and radiator.

Bathroom

7'10" x 7'10" (2.40m x 2.40m)



Fitted a bath, shower enclosure, w/c, wash basin, double glazed window to the side, part tiled walls, inset spot lights and heated towel rail.

Bedroom Three / Office

9'6" x 7'2" max, 5'2" min (2.90m x 2.20m max, 1.60m min)



A versatile room offering a variety of uses such as an office or hobby room, or a third bedroom. Having a double glazed window to the front and radiator.

Outside



Having a block paved driveway with decorative garden, plus access to the garage and gated side access.

Garage

16'0" x 16'0" approx. (4.90m x 4.90m approx.)



Having a motorised up and over door, window and pedestrian access door.

Rear Garden



Having a patio area leading to the artificial lawn with established borders, Hot tub and Summerhouse.

Rear Elevation



Council Tax

Malvern Hills - Band E.

Services

The agent understands that the property has mains water / electricity / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

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

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.

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.

Disclaimer

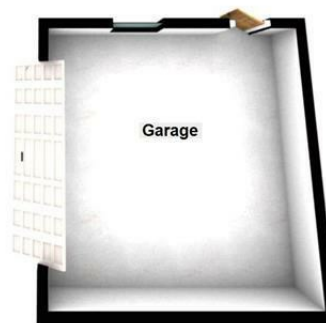
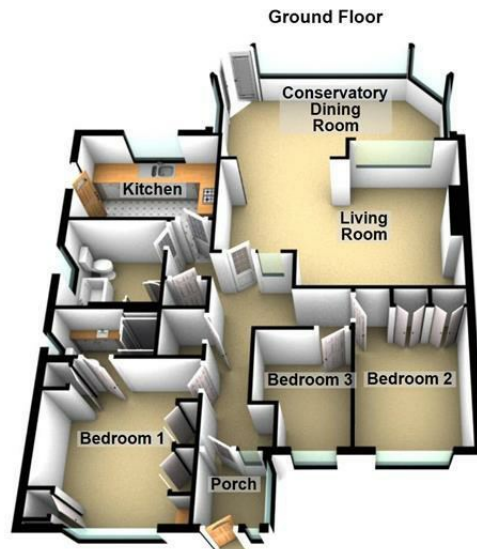
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RF-110125-V1.0

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 