



113 Abberley Avenue, Stourport-On-Severn, DY13 0LU

Severn Estates are delighted to bring to market this detached bungalow available with the distinct advantage of No Upward Chain and readily available for viewings. Located within this popular area of Stourport on Severn which grants easy access to the amenities located close by of a Co-op 'Village' Store with post office, pharmacy, pubs, recreational park and close to the countryside for walks and cycling, plus easy access to the local transport links including bus stop, and the main road networks leading to the Town Centre, Bewdley and Worcester.

The immaculately presented bungalow offers spacious accommodation which briefly comprises a living room, kitchen diner, two bedrooms, and bathroom. Benefiting further from double glazing, gas central heating, off road parking, and garage. Call today to book your viewing to avoid missing out on this fabulous opportunity.

EPC band D.
Council tax band D.

Offers Around £275,000

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Entrance Door

Located to the side and opening to the hall.

Hall

Having a radiator, storage cupboard, loft hatch, and doors to the living room, kitchen diner, bathroom, and both bedrooms.

Living Room

16'4" x 10'9" (5.00m x 3.30m)



Having a double glaze sliding patio doors to the front, radiator, and coving to the ceiling.



Kitchen Diner

17'0" x 10'9" (5.20m x 3.30m)



Fitted with wall and base units having a complementary work surface over, built in oven and hob with hood over, tiled splashbacks, one and a half bowl sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, space for domestic appliance, double glazed window to the front, radiator, and door to the side porch.



Side Porch

Having a window to the side, and a doors to the front and rear.

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Bedroom One

11'5" x 10'9" (3.50m x 3.30m)



Having a double glazed window to the rear, and radiator.

Bedroom Two

11'1" max, 7'10" min x 10'9" max (3.40m max, 2.40m min x 3.30m max)



Having a double glazed window to the rear, and radiator.

Bathroom



Fitted with a white suite comprising a bath with shower attachment to the taps, shower enclosure with tiled surround, wash basin set to base unit, w/c with concealed cistern, part tiled walls, heated towel rail, and double glazed window to the side.



Outside



Having a decorative fore-garden with lawn, and driveway to the side leading up a gentle slope to the entrance door and access to the garage.

Garage

Having an up and over door to the front, window to the side, and door opening to the rear garden.

Rear Garden



Council Tax

Wyre Forest DC - Band D.

Services

The agent understands that the property has mains water / electricity / gas / 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-180326-V1.0

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	