

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



17 Centurion Drive, WR5 3NR

Offers in the Region of **£425,000**

Spacious Five Bedroom Detached Family Home In Need Of Refurbishment Throughout. Located In The Sought After Village Of Kempsey Close To Good Rail/Road Links And Schools. Kitchen/Diner/Family Room, Lounge, Cloakroom, Utility Room, Master Bedroom With A Dressing Area And En-Suite, Four Further Bedrooms Serviced By A Bathroom And Shower Room. Enclosed Rear Garden, Garage And Off Road Parking For Three Cars, UPVC Double Glazing And Gas Central Heating. EPC B.

Bedrooms: 5 | Bathrooms: 1 | Receptions: 3



Regulated by

RICS

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9 High Street, Upton upon Severn, Worcestershire, WR8 0HJ
Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London

Location

Kempsey is a sought after and desirable village location with good road and rail networks close by for the commuter. There is a primary school for families with children, a convenience store with post office, a farm shop, church, village hall and four village inns. Situated three miles south of the cathedral city of Worcester for all your other amenities.

Description

This spacious five bedroom family home is set over three floors for the growing family. The property is in need of refurbishment throughout, giving potential purchasers the chance to put their own stamp on the property. There is a private lawned rear garden with a paved patio area and gated access to the garage and driveway with parking for three cars. Further benefits include UPVC double glazing and gas central heating.

The accommodation is as follows:

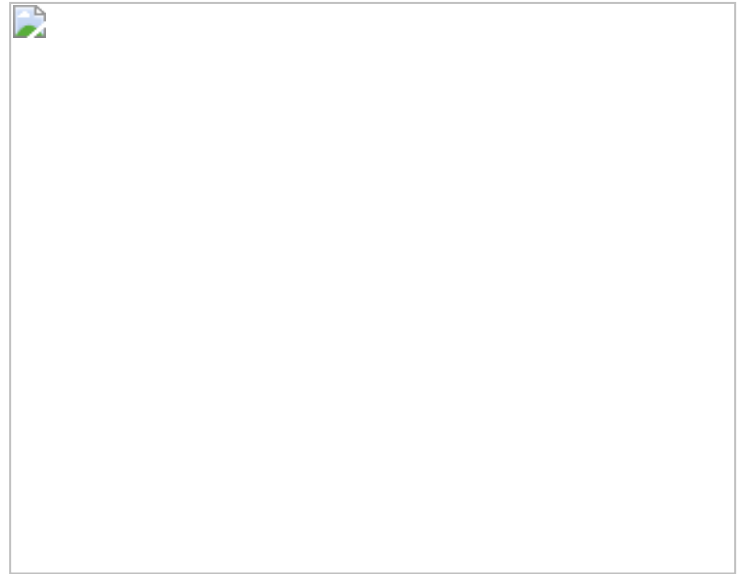
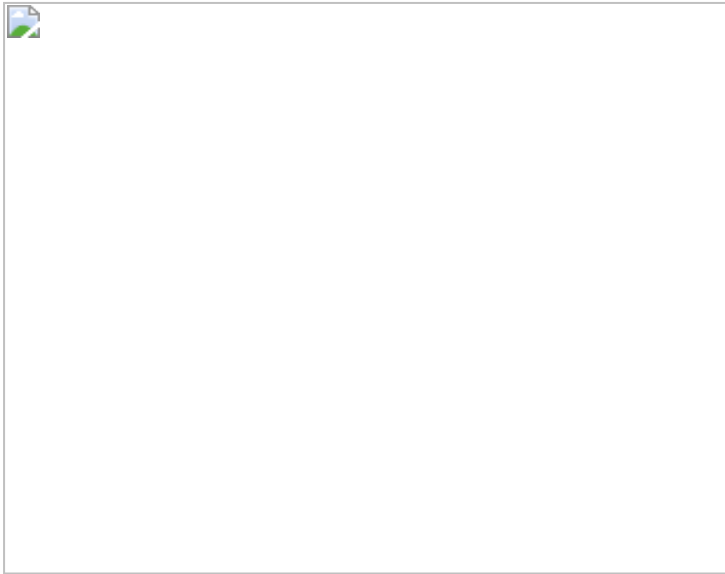
Entrance Hallway

UPVC obscure glazed door and side panels to the front aspect, ceiling light, radiator, power points, stairs to the first floor, door to the kitchen/diner, door to:

Living Room 16.56ft (5.05m) x 11.41ft (3.48m)

UPVC double glazed feature bay window to the front aspect, UPVC double glazed window to the side aspect, ceiling light, radiators x two, power points.





Kitchen/Dining Room/Family Room 23.32ft (7.11m) x 17.65ft (5.38m)

UPVC double glazed Bi-fold doors to the rear garden, UPVC double glazed window to the rear and front aspects, radiators x two, ceiling lights x three, power points, fitted with a matching range of wall and base units with work surface over, one and a half stainless steel sink and drainer with a mixer tap over, integrated waist high Beko double oven (in need of repair or replacement), integrated fridge/freezer, four ring gas hob with a extractor fan over, concealed Potterton combination gas boiler, access to the under stairs storage cupboard, door to:

Utility Room

UPVC part glazed door to the rear aspect, base units with a work surface over, stainless steel sink and drainer with a mixer tap over, space and plumbing for a washing machine and tumble dryer, wall mounted electric fuse box, extractor fan, door to:

Cloakroom

UPVC obscure glazed window to the side aspect, fitted with a white low level WC and wash hand basin with a part tiled splash back, extractor fan.

First Floor Landing

UPVC double glazed window to the front aspect, ceiling lights x two, radiator, door to the airing cupboard (housing the water tank), stairs to the second floor.

Master Bedroom 12.50ft (3.81m) x 11.41ft (3.48m)

UPVC double glazed window to the front aspect, radiator, ceiling lights x two, power points, wardrobe space, door to:

En-Suite

UPVC obscure double glazed window to the rear aspect, fitted with a low level WC (in need of repair or replacement), wash hand basin with a tiled splash back, radiator (in need of repair or replacement), ceiling lights x three, fully tiled shower enclosure with a glazed sliding door panel and a wall mounted stainless steel power shower, extractor fan, laminate flooring.

Bedroom Two 12.50ft (3.81m) x 10.43ft (3.18m)

UPVC double glazed window to the front aspect, ceiling light, radiator, power points.

Bedroom Three 10.43ft (3.18m) x 10.43ft (3.18m)

UPVC double glazed window to the rear aspect, ceiling lights x two, radiator, power points, wardrobe space.

Family Bathroom

UPVC obscure double glazed window to the rear aspect, fitted with a low level WC (in need of repair or replacement), wash hand basin with tiled splash back, panelled bath with tiled surround and a chrome mixer tap with a hand held shower attachment, fully tiled shower enclosure (in need of repair or replacement) with a power shower, extractor fan.

Second Floor Landing

Wooden Velux double glazed window to the rear aspect, ceiling light, radiator.

Bedroom Four 14.73ft (4.49m) x 11.55ft (3.52m)

UPVC double glazed window to the front aspect, UPVC double glazed Velux window to the rear aspect, radiators x two, ceiling light, storage into the eaves.



Bedroom Five 14.69ft (4.48m) x 9.45ft (2.88m)

UPVC double glazed window to the front aspect, radiator, ceiling light, storage into the eaves, loft access.

Shower Room

Low level WC and wash hand basin with tiled splash backs, chrome heated towel rail, shaver point, fully tiled shower enclosure with glazed panel door and wall mounted power shower (in need of repair or replacement), ceiling lights x two, extractor fan.

Outside

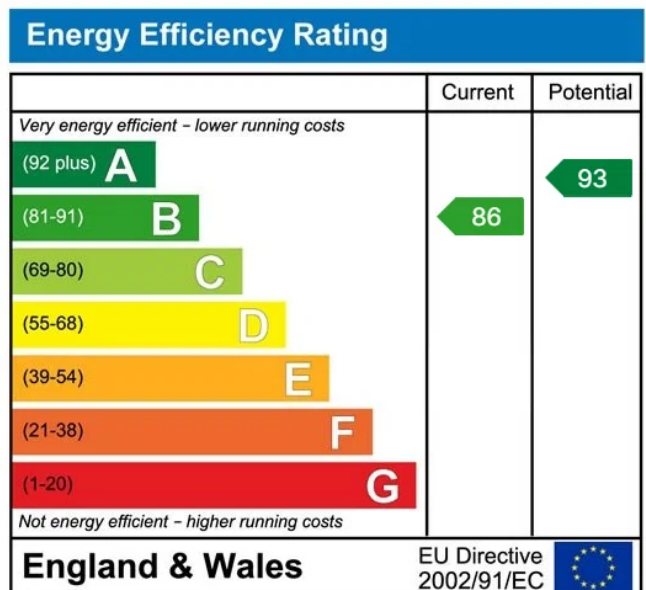
Front Garden

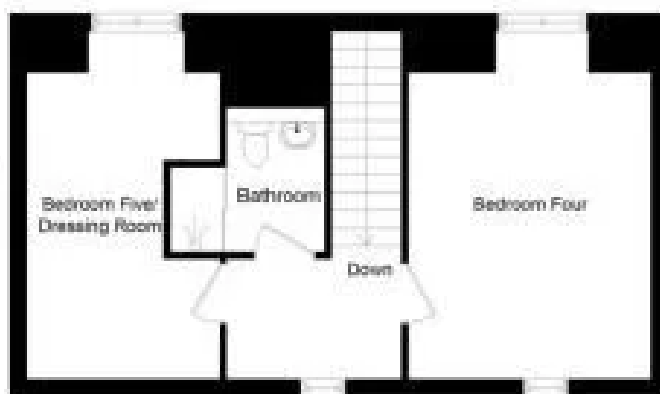
paved path to the front entrance canopy, security lights, plants and shrubs either side of the front door, tarmac driveway to the side aspect with parking for three cars, outside water tap, side gated access to:

Rear Garden

Mainly laid to lawn with a small paved patio area, borders with small trees and shrubs, outdoor lights x four, fully enclosed with wood panel fencing.

Garage 20.04ft (6.11m) x 10.30ft (3.14m) Up and over door to the front aspect (in need of attention), ceiling light and power points.





Services - We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions - From the John Goodwin office in the High Street, proceed out and over the bridge towards the A38. Take the first turning at the roundabout onto the A38 towards Worcester. Continue through the village of Severn Stoke and along the A38 until you reach Kempsey. Take the first left hand turning into Centurion Drive and follow the road round where 17, Centurion Drive, can be found on the left hand side.

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - EPC rating B.

Viewing by appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Agents Notes - This property is in need of refurbishment throughout. Also note there is an estate fee of approximately £150 payable every six months, (January and July). The management company is First Port.

Tenure - We are advised (subject to legal confirmation) that the property is freehold.