



## 11A MUDWALLS

BISHOPS FROME, WORCESTER WR6 5DB

£205,000  
FREEHOLD

Situated in this popular village location, a well presented three bedroom mid terraced home offering ideal first time buyer/small family accommodation. The property benefits from a downstairs W/C, modern kitchen & bathroom, single garage & off road parking. A viewing is highly recommended.



# 11A MUDWALLS

- Mid terraced home
- Garage, garden & off road parking
- Three bedrooms
- Modern kitchen & bathroom
- Ideal first time buyer/family home
- Popular village location



## Ground Floor

With composite entrance door leading into the

### Entrance Hall

With wood effect flooring, coving, spotlight, space for coat and shoe storage with doors leading into the

### Downstairs W/C

With low flush w/c, pedestal wash hand basin, part panelled wall, spotlights, radiator and double glazed window.

### Living Room

With fitted carpet, coving, double glazed window to the front aspect, ceiling light point, useful storage cupboard, radiator, further under stair storage space and a large opening leading to the stairs to the first floor and opening into the

### Kitchen/Dining Room

A modern fitted kitchen with matching wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated appliances to include four ring induction hob with cooker hood over, integrated oven and microwave, fridge/freezer, ample space for a dining table with two ceiling light points, double glazed window to the rear garden and sliding doors into the

### Conservatory

With space and plumbing for washing machine and tumble dryer, vinyl flooring, double glazed windows and french doors out to the rear garden.

## First Floor Landing

With fitted carpet, coving, spotlights, loft hatch, useful storage cupboard and doors leading to

### Bedroom One

With fitted carpet, coving, radiator, ceiling light point, double glazed window to the rear aspect, panelled wall and large open fronted wardrobe with fitted hanging rails.

### Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Bathroom

A modern three piece suite comprising p shaped panelled bath with mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, tiled surround, chrome wash hand basin, wood effect flooring and double glazed window.

### Outside

To the front of the property there is a small area of lawn with a concrete pathway leading to the front door.

To the rear there is a small patio area with concrete pathway leading to the rear access gate and personal door to the garage. The pathway is bordered by lawn and enclosed by fencing. There is a single garage with up and over door to front which has been boarded to

the inside. To the front of the garage there is a double width drive providing off road parking.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Outgoings**

Water and drainage rates are payable.

#### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

#### **Tenure & Possession**

Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01885) 488166.

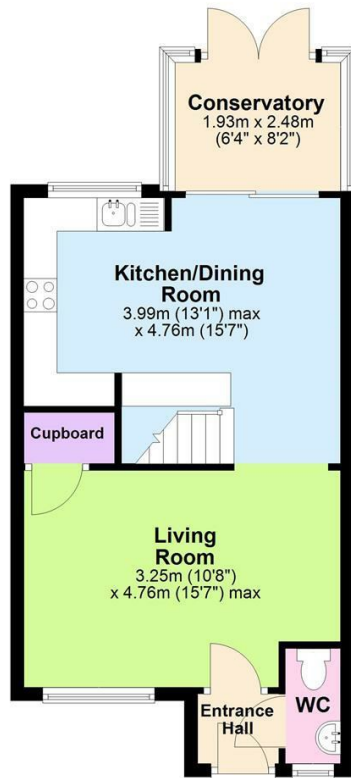
#### **Money Laundering**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

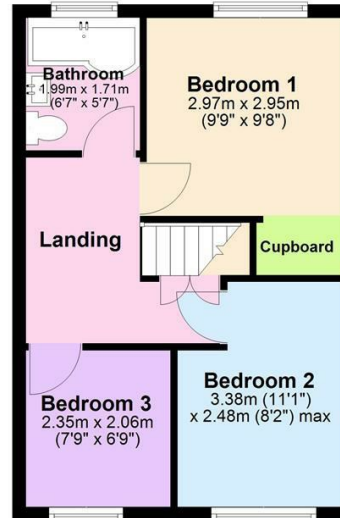
## 11A MUDWALLS



**Ground Floor**  
Approx. 42.4 sq. metres (456.4 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 sq. feet)

**EPC Rating: F Herefordshire Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		37	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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