



Connells

The Hurst
Cleobury Mortimer KIDDERMINSTER

The Hurst Cleobury Mortimer KIDDERMINSTER DY14 8EG

for sale
£195,000



Property Description

Nestled in the beautiful area of Cleobury Mortimer, just a short distance away from the High Street including an array of amenities, medical amenities and local schooling. Stepping inside, a porch branches off to the ground floor accommodation including a cosy lounge with log burner, a fitted kitchen with integrated appliances and a utility room. Heading upstairs, you will find two good sized bedrooms and a shower room. Externally, The Hurst benefits from a low maintenance garden and off-road parking to the rear.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Small gravelled area to the front and a tarmac driveway leading to the rear.

Porch

Windows to the front and side elevation.

Lounge

14' x 13' 11" (4.27m x 4.24m)

Cosy living area boasting a beautiful multi-fuel log burner with a stunning brick surround and tiled hearth. Exposed ceiling beams, fitted carpet, wall lighting, panelled radiator and

windows to the front and side.

Kitchen

11' 3" x 10' 6" (3.43m x 3.20m)

Offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated fridge, oven, grill and microwave and a fitted hob. Ample space for a table and chairs, wooden flooring, partially tiled walls, exposed ceiling beams and a light point. Window to the side and a door into the rear hall.

Utility Room

6' 2" x 5' 7" (1.88m x 1.70m)

Comprising a WC, tiled flooring, ceiling light point and a door and window to the rear.

First Floor Landing

Stairs up from the lounge onto the first floor landing with fitted carpet and a window to the side.

Bedroom One

14' 3" max x 10' 8" (4.34m max x 3.25m)

Double bedroom offering a built-in storage cupboard, fitted carpet, ceiling light point, panelled radiator and loft access. Window to the front.

Bedroom Two

12' 4" x 5' 5" (3.76m x 1.65m)

Offering built-in storage, fitted carpet, ceiling light point, panelled radiator and a window to the side.

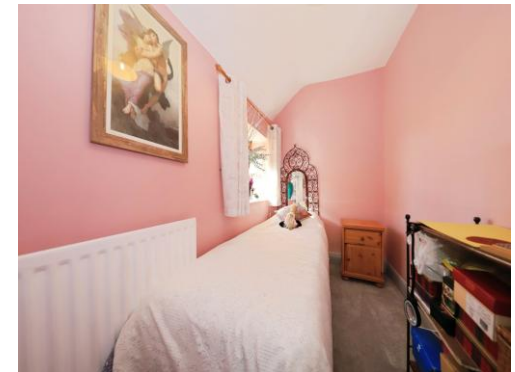
Shower Room

Comprising a wash hand basin with storage, WC and a walk-in shower cubicle. Wooden flooring, partially tiled walls, ceiling light point and a heated towel rail. Frosted window to the side.

Outside

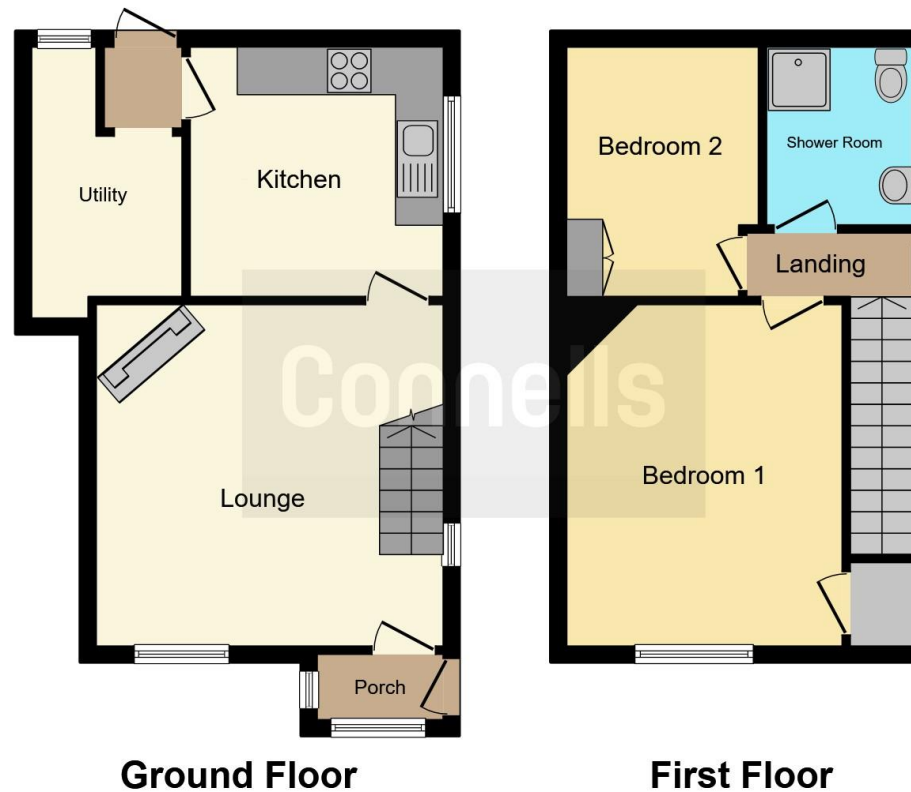
Rear Garden

Low maintenance garden space offering a gravelled area with plenty of space for potting and a greenhouse. Off-road parking to the rear and a wooden built storage shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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