

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



68 The Limes, Kempsey. WR5 3LG

Guide Price **£275,000**

A Semi-Detached, Three Bedroomed House Situated On A Small Estate In The Popular And Much Sought After Village Of Kempsey. Entrance Porch, Entrance Hall, Living Room, Fitted Kitchen, And Bathroom. Gas Central Heating, Double Glazing, Off Road Parking, Carport, Enclosed Garden. Energy Rating C

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location - Located in the highly sought after village of Kempsey, on the outskirts of the riverside city of Worcester. The village is a thriving community with local amenities including the ancient Parish Church of St Mary, a primary school, general stores, village hall, public houses/restaurants along with social and sports clubs and rural and riverside walks in the surrounding area.

Further and more extensive amenities are available in the nearby city of Worcester and also with a Tesco and Waitrose positioned within five miles.

There is excellent schooling in the area both at primary and secondary levels in the public and private sectors.

The village is serviced by a local bus service connecting it to Worcester where there is also a mainline railway station. Junction 7 of the M5 motorway is positioned close at hand bringing The Midlands, South West and South Wales into an easy commute.

The Property - 68 The Limes is a 1960's built three bedroomed semi detached property. The house is set back from the road behind a lawned foregarden flanked to two sides by shrub and hedged perimeters. To the right hand side of the foregarden is a single width driveway offering parking for vehicles and giving access to a covered carport. From the driveway a pedestrian path gives access to the UPVC front door which opens to the accommodation that benefits from gas central heating and double glazing.

Entrance Porch - Tiled floor and door to

Entrance Hall - Stairs to first floor, useful understairs storage cupboard, tiled floor, ceiling light point and door to





Living Room - 7.01m x 3m (23'0" x 9'10") - Double glazed window to front, double glazed patio door to rear, two ceiling light points, two radiators and serving hatch to kitchen.

Kitchen - 2.95m x 2.39m (9'8" Maximum x 7'10") - Fitted with a range of drawer and cupboard base units with roll edged worktop over sunk into which is a stainless steel sink unit with mixer tap and drainer. Matching wall units. Useful built in larder cupboard. Space and connection point for electric cooker, fridge and washing machine. Double glazed window to rear, ceiling light point, tiled splashbacks and tiled floor. Single glazed wooden door giving access to the carport.

First Floor Landing - Double glazed window to side, access to loft space and door to

Bedroom 1 - 3.94m x 3.05m (12'11" x 10'0") - Double glazed window to front, wood effect laminate flooring, ceiling light point and radiator.

Bedroom 2 - 2.97m x 2.95m (9'9" x 9'8") - Double glazed window to rear, ceiling light point, radiator, airing cupboard housing the hot water cylinder.

Bedroom 3 - 2.44m x 2.44m (8'0" x 8'0") - Double glazed window to front, ceiling light point and radiator.

Bathroom - Fitted with a low level WC. pedestal wash hand basin, panelled bath with shower over, obscure double glazed window to rear, tiled splashback, ceiling light point and radiator. Built-in cupboard with shelving.





Rear Garden - Extending away from the patio doors leading from the living room is a decked seating area. A stepping stone path leads through the lawned garden with further gravelled seating area to the right hand side. The garden is enclosed by a fence and hedged perimeter with gated pedestrian access to the driveway. Positioned behind the carport is a useful brick built STORE with pedestrian door leading onto the driveway. Light and power.

Services - We have been advised that mains gas, electricity, water and drainage 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.

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

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 formerly 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.





Viewings - By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax - COUNCIL TAX BAND C

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is C (70).

Directions - From Malvern proceed towards Worcester through the village of Powick. At the main roundabout turn right onto the A4440 over the River towards Junction 7 of the M5. At the next roundabout take the A38 signed Upton upon Severn and Tewksbury. Proceed for 1.4 miles into the village of Kempsey and turn left into Brookend Lane and after 223 feet turn left into The Limes. The property can be found after a short distance on the left hand side as indicated by the agent for sale board.