



**JonathanWright**  
estate agents



**39 Cross Street, Tenbury Wells, WR15 8EF. £195,000**

**39 Cross Street  
Tenbury Wells  
WR15 8EF**

**£195,000**

### **PROPERTY FEATURES**

- Terraced Cottage
- 2 Bedrooms
- Sitting Room
- Dining Room
- Fitted Kitchen
- Cellar
- Bathroom/Shower Room
- Rear Garden
- Close To Town Centre



To view call 01568 616666



This attractive and spacious Victorian cottage is situated in the Worcester market town of Tenbury Wells and offers character living accommodation being double glazed, gas fired centrally heated, having a sitting room, separate dining room, fitted kitchen with appliances, laundry room and on the first floor 2 bedrooms, bathroom/shower room and a large roof space which may be suitable for conversion, (subject to obtaining any necessary planning permissions). The property has a small enclosed garden to rear and is a few moments walking distance of Tenbury Wells town centre, amenities and schools.

The full particulars of 39 Cross Street, Tenbury Wells are further described as Follows:

The property is a terraced cottage of brick construction under a slate roof.

A leaded glazed panelled entrance door opens into the sitting room..

The sitting room has a feature fireplace, raised hearth, provisions for a gas fire, alcoves to either side, moulded cornice, ceiling light, exposed polished floor boarding and a panelled radiator.

A pine door opens into an inner hallway with a pine door opening into the dining room.

The dining room has a feature of an exposed, ornamental brick fireplace with shelving inset, alcoves to either side, with the one side having built-in cupboards. There is a ceiling light, moulded cornice, panelled radiator and a double glazed window to the rear.

A door opens into the cottage style kitchen, having a twin bowl sink unit, mixer tap over, working surfaces, base units of cupboard under, tiling to splashbacks, an inset 4 ring gas hob and in a tall housing unit a fan assisted oven and cupboard over and under. The kitchen has matching eye-level cupboards with concealed lighting, extractor

hood with light over, ceiling light, tiled floor, double glazed window to rear and a wall mounted Worcester boiler heating hot water and radiators. A door from the kitchen opens to the outside.

Cellar From the kitchen a door opens into a cellar having brick steps down to a useful cellar space, good ceiling height, lighting, power points and excellent storage space. From inner hallway a staircase rises up to the first floor landing with doors off to bedrooms.

Bedroom one has a double glazed window to front, moulded ceiling corner, panelled radiator and alcoves to either side of the chimney breast.

Bedroom two has a double glazed window to rear, panelled radiator, ceiling light and display shelving.

Off the landing there is an inspection hatch to the roof space above and a door opening into the bathroom/shower room.

The bathroom/shower room has a suite of a panelled bath, mixer tap, shower attachment, low flush W.C, vanity wash hand basin, separate shower cubicle, vertical heated towel rail/radiator, lighting and an opaque double glazed window to rear.

#### OUTSIDE.

The property is approached off Cross Street and to the rear there is a laundry room with power, lighting, space for a washing machine and room for a tumble dryer.

A brick paved pathway gives access to a small rear garden.

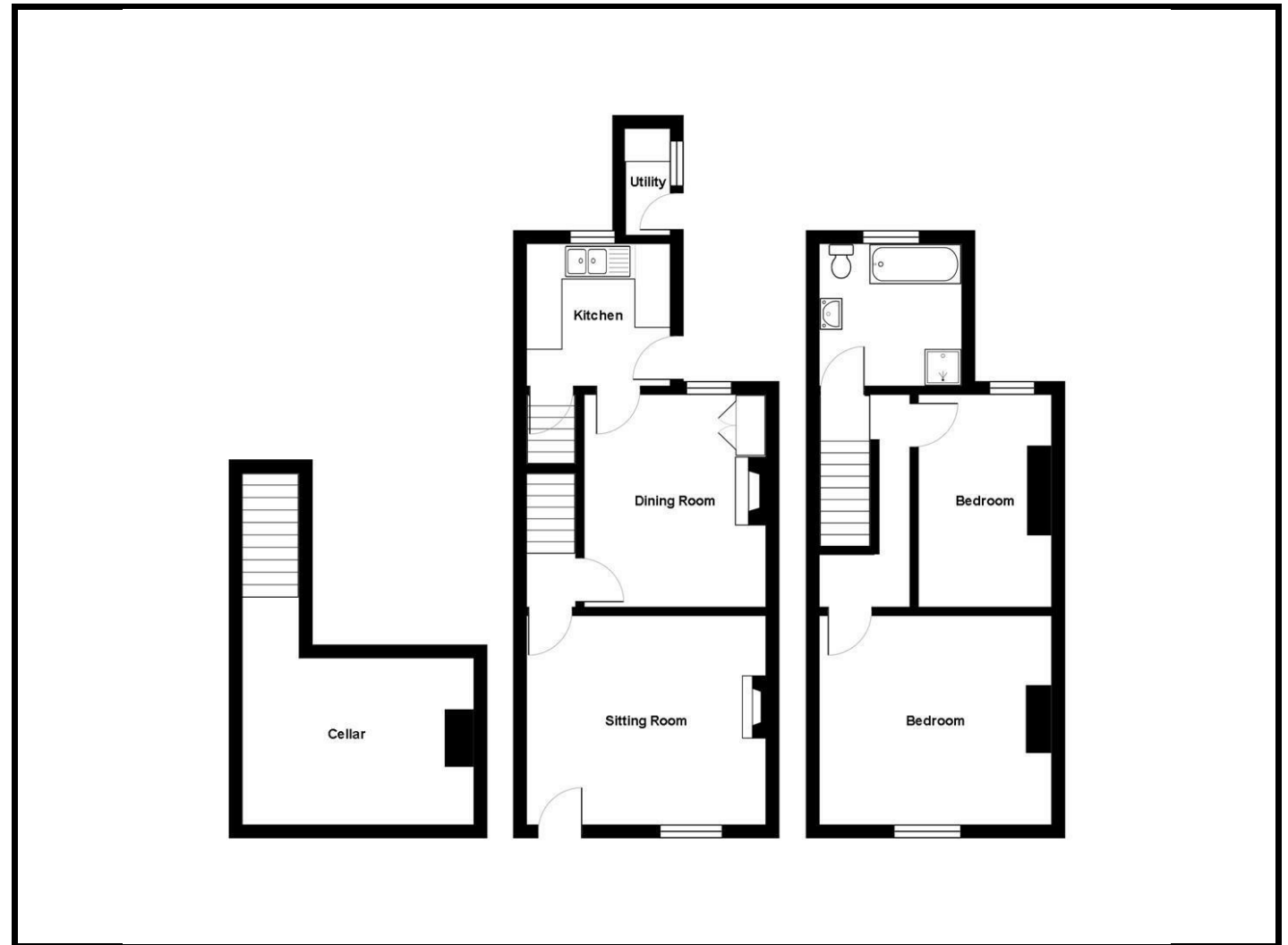
#### REAR GARDEN.

The garden is safe and secure with panelled fencing to boundaries, nice seating area and also a brick built outbuilding, ideal for bikes etc.



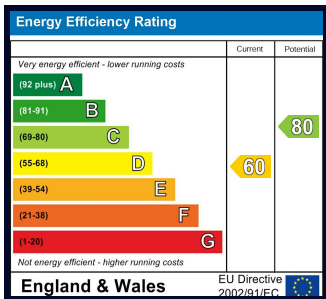
## ROOMS AND SIZES

Sitting Room	4.11m x 3.61m (13'6" x 11'10")
Dining Room	3.71m x 2.74m (12'2" x 9')
Kitchen	2.57m x 2.49m (8'5" x 8'2")
Cellar	
Bedroom One	3.66m x 3.66m (12'22 x 12')
Bedroom Two	3.53m x 1.88m (11'7" x 6'2")
Bathroom/Shower Room	
Rear Garden	



## PROPERTY INFORMATION

Council Tax Band - A  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.