

**18 Meadow Rise
Burford
Tenbury Wells
Worcestershire
WR15 8DZ**

**MARY STONE
PROPERTIES**



Offers in the region of £139,950 Freehold



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Ideal opportunity for first time buyers or investors. This mid terrace property has a spacious living room, kitchen, two double bedrooms and bathroom. The rear gardens are low maintenance and there is driveway parking to the front.

Living Room 15' 5" x 11' 6" (4.7m x 3.5m)
fitted carpet, storage heater, two ceiling lights and sliding patio door to the rear garden

Kitchen 9' 6" x 5' 3" (2.9m x 1.6m)
fitted wall and base units with laminate work tops, space for electric cooker, space for tall fridge/freezer, stainless steel sink and drainer, space and plumbing for washing machine

First Floor Landing
stairs lead from the entrance hall to the first floor landing, having a fitted carpet, access to loft space and Airing cupboard with slatted wood shelving and hot water tank

Bedroom One 11' 6" x 8' 10" (3.5m x 2.7m)
double bedroom with fitted carpet, panel storage heater and window to the rear elevation

Bathroom
white suite comprised of wc, pedestal basin, bath with electric Aquatro shower over and an extractor unit

Bedroom Two 11' 6" x 8' 10" (3.5m x 2.7m)
double bedroom with a fitted carpet, built in wardrobe, panel storage heater and window to the front elevation

Outside
the rear garden is low maintenance and is a slabbed patio area, garden sheds and having driveway parking to the front of the property

- (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- (6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



