



JonathanWright
estate agents



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

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Tenbury Wells
WR15 8EF**

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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



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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 driveway 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.



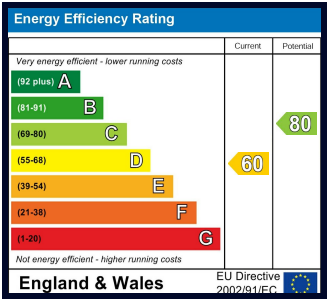
ROOMS AND SIZES

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.

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