



3 Baughton Court Cottage , Worcester, WR8 9DQ

Offers Over £315,000

A charming and unique terraced cottage in the quiet hamlet of Baughton, with country views. There are original features, such as the exposed beams which add to the appeal of this lovely home. In brief, the accommodation comprises: Porch, living/dining room, kitchen, conservatory, two bedrooms and bathroom. This is complemented by a beautifully landscaped, private, rear garden, attractive fore garden, driveway and a garage en-bloc with one parking space in front of the same. If you have any queries, or would like to arrange a viewing, please call us on 01684 891348 or 01684 561411.



3 Baughton Court Cottage, Baughton, Worcester, WR8 9DQ

ENTRANCE

Approached over concrete walkway and pebbled drive to front door, opening into:

PORCH

Tiled floor, double glazed side facing window, light and door to:

LIVING/DINING ROOM

Front facing double glazed bay window, exposed beamed ceiling, feature fireplace, under stairs cupboard with shelving and light, radiator, television point.

KITCHEN

Front facing double glazed window, exposed beamed ceiling, tiled floor, range of matching wall and base units, space for upright fridge freezer and washing machine, space for electric cooker, inset stainless steel sink unit.

Door from living/dining room to:

CONSERVATORY

Tiled floor, double glazed with patio doors to the garden, power points.

FIRST FLOOR LANDING

Built-in airing cupboard housing the central heating boiler and having slat shelving.

BEDROOM ONE

Front facing double glazed window, offering rural views, built-in deep wardrobe with hanging rails and shelving, television aerial, radiator.

BATHROOM

Radiator, panelled bath with Mira shower over, shower curtain and rail, obscure double glazed window, close coupled WC, hand basin, built-in unit with storage under.

BEDROOM TWO

Front facing double glazed window, again with views over countryside, radiator.

EXTERNAL

The rear garden is easy maintenance with terraces, pebbled areas, flower border, garden shed and water butt, inset shrubs.

The frontage has a well stocked front garden with shrubs and bushes, plus the driveway for one vehicle, the calor gas tanks and walkway.



GARAGE EN-BLOC

Being a single garage with up and over door, (second from left) with hard standing for one in front of it. All four residents would sort out repairs to the same. It has a recently replaced roof (2023) with a ten year guarantee.

AGENT'S NOTE

The EPC was carried out in 2018. Since then, the owner has replaced the rear door with a uPvc double glazed one and added a conservatory (2024) Also, additional insulation has been put in the roof space. The boiler was replaced in 2017 - a Worcester Bosch boiler.

DIRECTIONS

From the Upton office of Allan Morris, turn left and proceed to the roundabout taking the second exit over the bridge onto the A4104. Proceed to the A38 (approximately 2 miles) and proceed straight on at the roundabout on to the A4101. Continue on this road and following the left hand turn to Earls Croome take the first right, a small turning by the 30 speed sign. Go along this lane and the cottage will be found on the left hand side.

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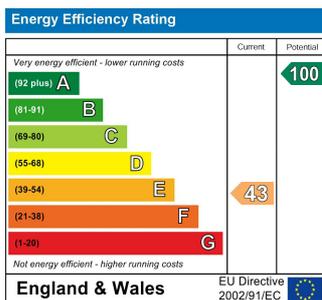
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. The heating is run by LPGI. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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