



40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnstateagents.co.uk



53 Hermitage Way, Stourport-On-Severn, Worcestershire, DY13 0DB

CALLING ALL BUY TO LET INVESTORS AND FIRST TIME BUYERS, A SPACIOUS THREE BEDROOM HOUSE OFFERING IMMENSE POTENTIAL.

This three bedroom semi detached house would benefit from modernisation but offers a great opportunity to the new owners, being situated within this popular and established residential location it offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. The internal accommodation, which would benefit from upgrading, briefly comprises a spacious living room, kitchen diner and side passage to the ground floor, three bedrooms and shower room to the first floor. Benefiting from front & rear gardens and double glazing* (*where specified). Call today to book your viewing. EPC Band TBC.

£125,000

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Entrance Door

Located to the side and opening to the hall.

Hall

With stairs rising to the first floor and door to the living room.

Living Room

14'9" x 12'1" (4.50m x 3.70m)



Having two double glazed windows to the front, gas fire (untested), meter cupboard and door to the kitchen diner.



Kitchen Diner

18'0" x 10'9" (5.50m x 3.30m)



Having all and base units with worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, two windows to the rear, radiator two storage cupboards and door to the side passage.

Kitchen Area



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Dining Area



Shower Room



Side Passage

Having a door to the front and rear plus w/c.

First Floor Landing

Having a double glazed window to the side, loft hatch and doors to all bedrooms and shower room.

Bedroom One

11'9" x 11'5" (3.60m x 3.50m)

Having a double glazed window to the rear and radiator.

Bedroom Two

11'5" x 9'6" (3.50m x 2.90m)



Having a double glazed window to the front and radiator.

Bedroom Three

8'6" x 8'2" (2.60m x 2.50m)

Having a double glazed window to the front and radiator.

Outside

Having a lawn frontage and pathway leading to the entrance door.

Rear Garden



Being laid mainly to lawn with borders and hard standing area.

Rear Elevation



Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

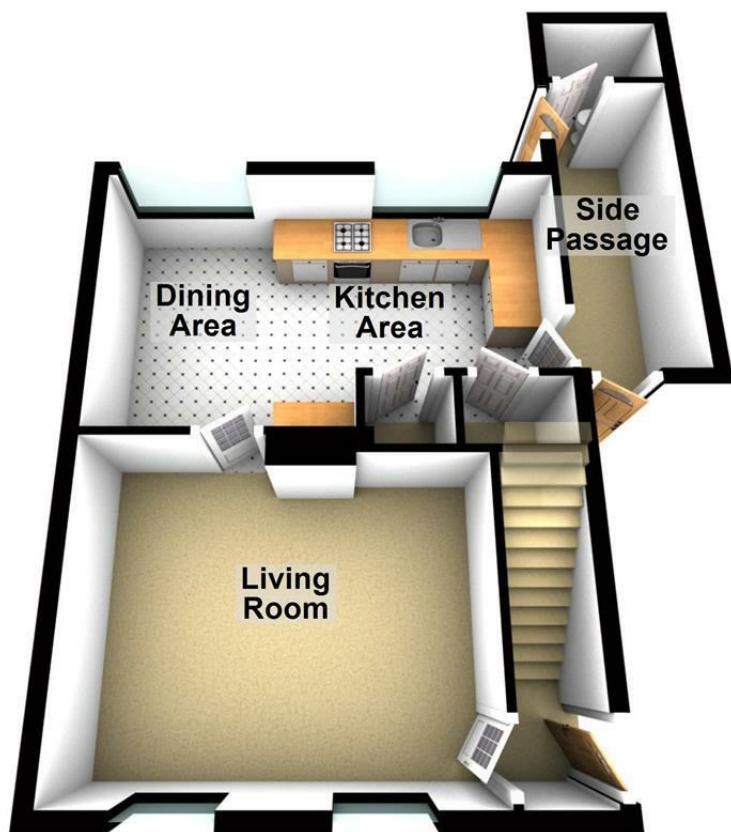
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

Agents Note

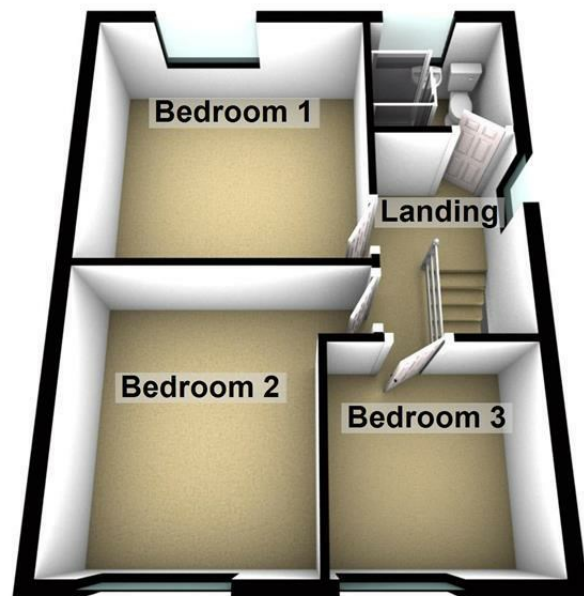
All services and appliances remain completely untested.

RF-260820-V.0

Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |