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88 Prospect Road, Stourport-On-Severn, Worcestershire, DY13 9DF

This semi-detached house comes well presented through-out and is situated within this popular residential location offering easy access to the local Schools, Town Centre and main road networks, plus the great advantage of a recreational park and canal within a short walk, great for those with dogs or a family. Having been extended to the ground floor the property offers spacious accommodation briefly comprising a living room, kitchen, conservatory, lobby and wet room to the ground floor, plus three bedrooms and shower room to the first floor. Benefitting further from double glazing, gas central heating and off road parking. Call today to book your viewing to avoid missing out on this great family home. EPC Band D.

Offers Around £225,000

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Entrance Door

Opening to the porch.

Porch

Having double glazed windows to the front and side, radiator and door to the living room.

Living Room

18'4" max x 11'1" max (5.60m max x 3.40 max)



With a feature fireplace with decorative tiled surround, radiator, coving to the ceiling, double glazed window to the front and door to the kitchen.



Kitchen

18'4" max x 10'9" max (5.60m max x 3.30m max)



Fitted with wall and base units having a complimentary worksurface over, single drainer sink unit with mixer tap, space for domestic appliances, plumbing for washing machine, built in fridge-freezer, tiled splash backs, inset spot lighting, coving to the ceiling, double glazed window to the rear, under stair store cupboard, double doors opening to the conservatory, radiator and walk through to the rear lobby.





Rear Lobby

With a second entrance door, radiator, stairs rising to the first floor landing, doors to the conservatory and wet room.

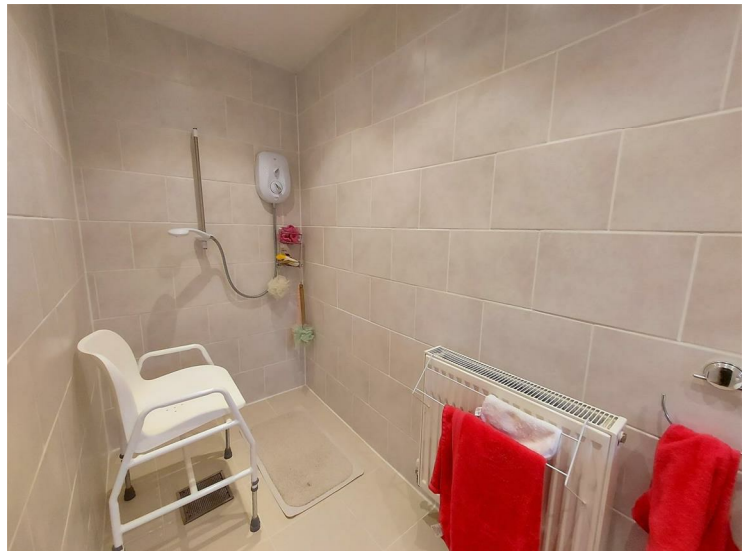
Conservatory

16'8" x 8'10" (5.10m x 2.70m)

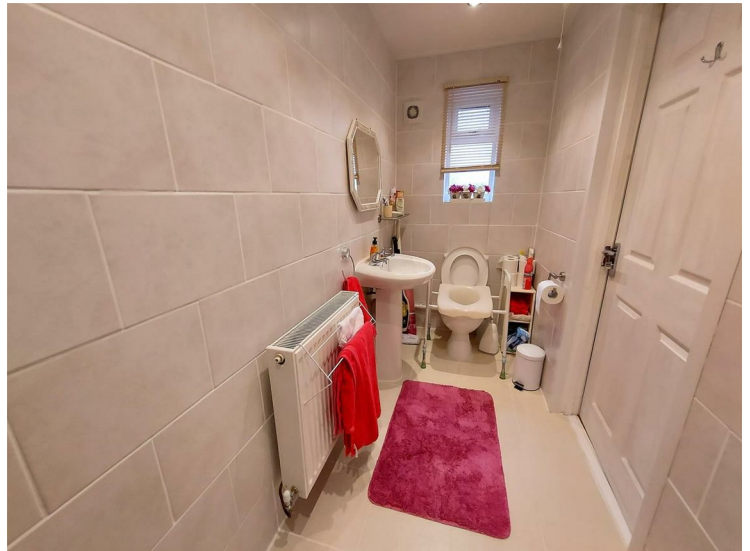


With double glazed windows to the side and rear, double doors opening to the rear garden and radiator.

Wet Room



Being fully tiled to the walls and flooring, having a shower area and fitted with a white w/c and pedestal wash basin, radiator and double glazed window to the front.



First Floor Landing

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

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Bedroom One

11'1" x 10'9" (3.40m x 3.30m)



With a double glazed window to the front, radiator and coving to the ceiling.

Bedroom Two

10'9" x 7'6" (3.30m x 2.30m)



With two double glazed windows to the rear, radiator and coving to the ceiling.

Bedroom Three

11'1" x 7'6" (3.40m x 2.30m)

With a double glazed window to the front, radiator, coving to the ceiling and en-suite Sani-Flo W/C.

Shower Room



Being fitted with a white suite comprising a shower enclosure with tiled surround, pedestal wash basin, w/c, radiator, airing cupboard, double glazed window to the rear and coving to the ceiling.

Outside



With a tarmacadam driveway providing off road parking and garden area.

Rear Garden



Rear Elevation



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.

RF-051220-V1.0



Services

The agent understands that the property has mains water / electricity / gas / drainage available. 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.

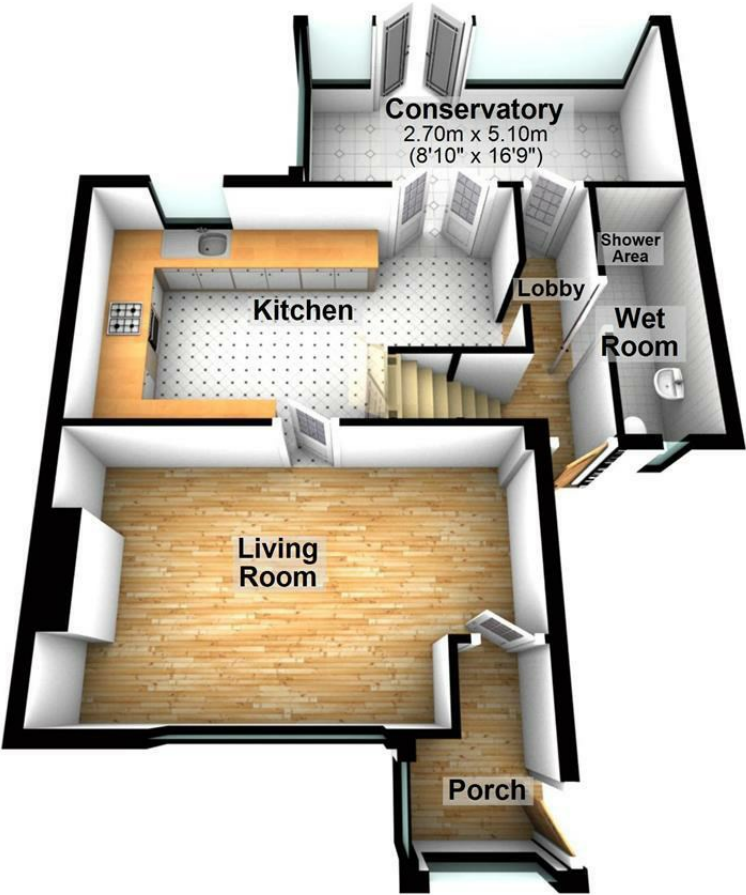
Fixtures & Fittings

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	