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## 8 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HH

We are delighted to offer For Sale this semi detached house situated on a large plot upon this popular residential estate. This would be an ideal purchase for the First Time Buyer. The accommodation comprises of a lounge, dining room, kitchen, conservatory, utility room and cloakroom to the ground floor, two bedrooms and shower room to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking, side area and gardens to the front and rear. Book your viewing early to avoid missing out on this lovely property.

Epc Band D.  
Council Tax Band B.

**Offers Over £235,000**



## 8 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HH

### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

11'9" x 6'2" (3.6m x 1.9m)

Having a staircase to the first floor landing with white spindle balustrade, double glazed window to the front, radiator, dado rail, doors to the lounge, kitchen, dining room and understairs storage.

### Lounge

16'0" x 10'9" (4.9m x 3.3m)



Having a double glazed window to the front, double glazed sliding patio door to the rear giving access to the conservatory, dado rail, coving to the ceiling, feature fire surround with marble effect backing and hearth with gas fire.

### Lounge



### Dining Room

9'6" x 8'6" (2.9m x 2.6m)



Having a double glazed window to the front, radiator, coving to the ceiling and a storage cupboard with meters.

### Kitchen

10'2" x 9'6" (3.1m x 2.9m)



Fitted with a range of wall and base cabinets with white gloss doors and dark marble effect work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, part tiled walls, radiator, coving to the ceiling and door to the utility room.

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### Kitchen



### Conservatory

9'10" x 8'10" (3.0m x 2.7m)



Having a brick base with double glazed windows to the side, electric wall heater, TV aerial point, rear and double doors giving access to the rear garden.

### Utility Room

5'10" x 5'2" (1.8m x 1.6m)

Having plumbing for washing machine, wall and base cabinets, double glazed window and door to the rear, radiator and door to the cloakroom.

### Cloakroom

5'10" x 2'7" (1.8m x 0.80m )

Having a toilet cistern and double glazed window to the rear.

### First Floor Landing

Having a double glazed window to the front, dado rail, white wooden spindle balustrade, door to the bedrooms and shower room.

### Bedroom One

16'0" x 12'5" max 11'1" min (4.9m x 3.8m max 3.4m min)



Having double glazed windows to the front, rear, TV aerial point and a radiator.

### Bedroom Two

16'0" x 12'5" max 8'6" min (4.9m x 3.8 max 2.6m min)



Having double glazed window to the side, fitted wardrobes, TV aerial point and radiator.



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**Shower Room**



Fitted with a shower cubicle having a thermostatic bar shower, wash hand basin built in to a vanity unit, W/C, part tiled walls, double glazed window to the rear, door to storage cupboard housing gas central heating boiler, wall mounted heater and access to the loft space via a fitted sectional loft ladder.

**Outside**

Long foregarden with lawn, variety of fruit trees and bushes with a long driveway provides ample off road parking with a further storage area to the side with double gates and access to the rear garden.

**Outside**



**Rear Garden**



Having a block paved patio area with a large canopy over, lawn area, including workshop with electrics and 2 sheds.

**Rear Garden**



**Rear Garden**



### **Tenure - Not Verified**

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

### **Council Tax**

### **Services**

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### **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.

### **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.

### **Disclaimer**

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

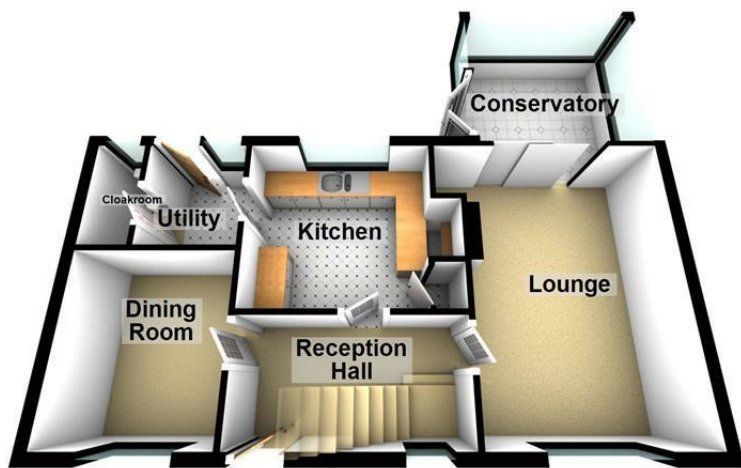
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### **RP-11/08/2023-V1**

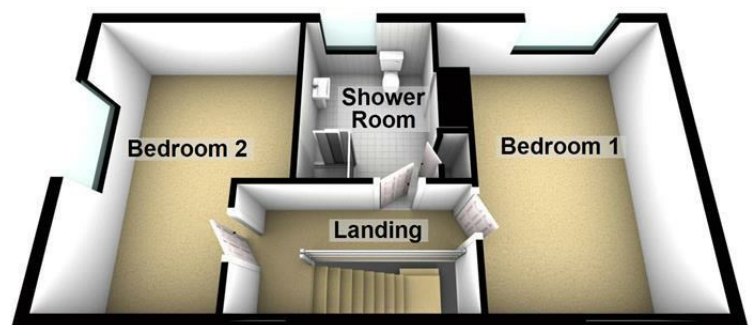




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	