Franklin Gallimore

Chartered Surveyors · Estate Agents · Auctioneers · Property Consultants
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- **2 Bedroom End-Terrace**
- **Low Maintenance Garden**
- **Ideal for First Time Buyer / Buy to Let**
- **Walking Distance to Amenities**
- **In Need of Modernisation**
- **No Chain**

THE SEMI DETACHED 2 BEDROOM HOUSE SITTING IN A PRIVATE CUL DE SAC, WITHIN WALKING DISTANCE OF THE TOWN CENTRE

36 Oak Tree Close
Burford
Tenbury Wells WR15 8NQ

Offers in the region of: £165,000

SITUATION
An end terrace two storey house in a cul de sac setting. Within easy walking distance of primary school and the town centre of Tenbury Wells

DESCRIPTION
Built in the 1980's with brick elevations beneath a tiled roof. The house provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM/DINING ROOM
5.54m x 3.60m (18'2" x 11'10")
Fitted carpet, under stair storage

KITCHEN
3.57m x 2.08m (11'9" x 6'10")
with a range of wall and base units topped with work surfaces. Space for under-counter appliances and fridge/freezer, plumbing for washing machine and dishwasher. belling cooker, single drainer stainless steel sink with mixer tap. Radiator, vinyl flooring

FIRST FLOOR

LANDING
with fitted carpet, leading to both bedrooms and bathroom

BEDROOM 1 (TO FRONT)
3.71m x 2.70m (12'2" x 8'10")
Fitted carpet, built in wardrobe (1.75m x 0.9m).

BEDROOM 2 (TO BACK)
11'10" x 8'8" (3.61m x 2.65m)
Fitted carpet, wardrobe housing (Worcester Greenstar HE gas boiler).

BATHROOM
2.40m x 1.53m (7'10" x 5'0")
Low level WC, basin, shower cubical with *Triton T80* shower. heated towel rail, vinyl flooring

OUTSIDE

FRONT GARDEN
Mainly to grass with shrubs and sycamore tree

SIDE GARDEN
Paved path up to the front door. Access to the rear garden through a gate, bin storage area

REAR GARDEN
Low maintenance garden, right hand side border with shrubs and herbaceous plants, paved path with gate to rear and gravel finish. Timber shed with base for second shed

PARKING AREA
To the rear there is shared parking for two vehicles

OUTGOINGS
South Shropshire District Council tel: 01584 813000
Water rates are levied separately
Severn Trent Water Ltd tel: 0800 783 44 44
Council Tax Band B

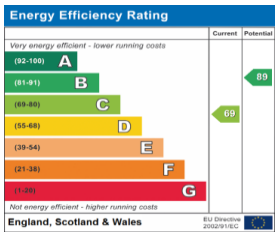
SERVICES
Mains electricity and gas
Mains water and drainage
Worcester Green Star HE boiler

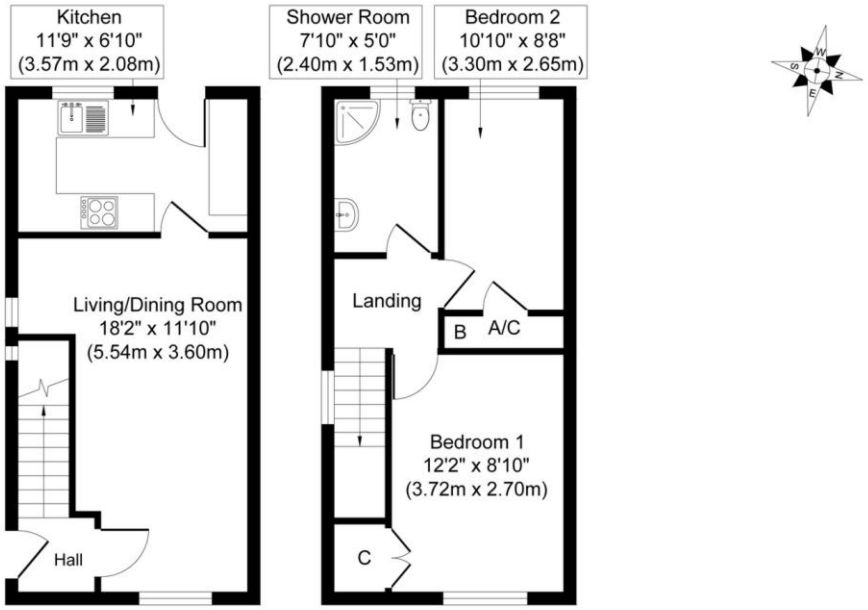
TENURE
Freehold with vacant possession

FIXTURES & FITTINGS
All those items specifically mentioned in the sale particulars above are included in the sale price

DIRECTIONS
Turn onto the Worcester Road (A456) at Tenbury Wells bridge, proceed for c.1km, turn left immediately passed the hospital. Turn left at Burford Primary School and the first left onto Oak Tree Close. No. 36 is on the right at the endof the cul de sac

WHAT 3 WORDS
huts.lads.spider





Ground Floor
Approximate Floor Area
299 sq. ft
(27.79 sq. m)

First Floor
Approximate Floor Area
299 sq. ft
(27.79 sq. m)

36 Oak Tree Close, Burford

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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