

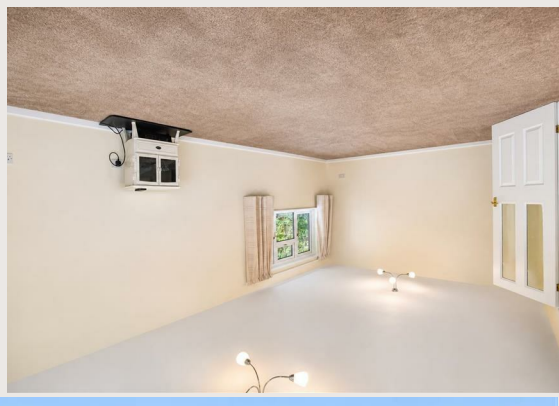














18, Godson's Close, Tenbury Wells, WR15 8HY

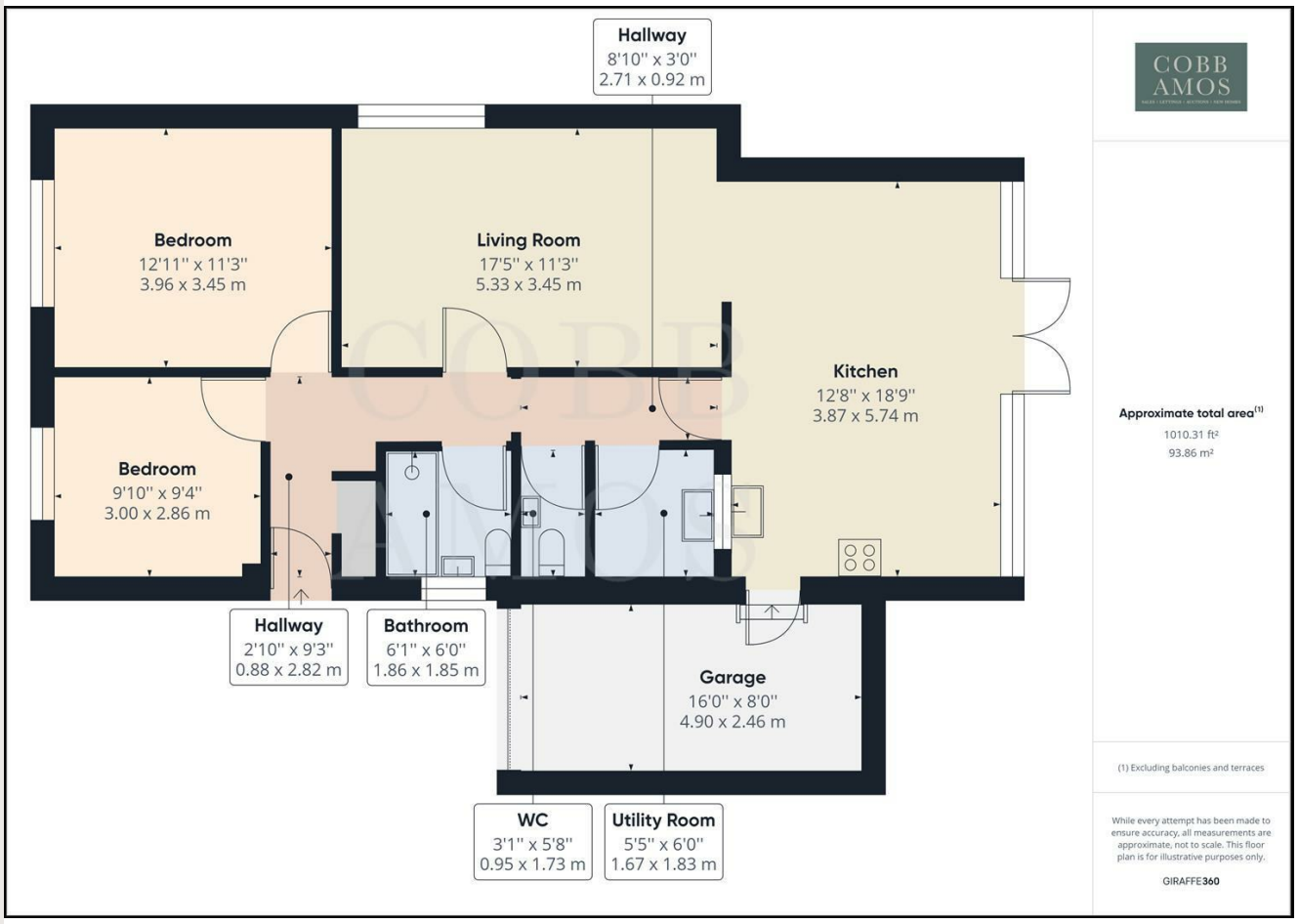
Offers Over £300,000

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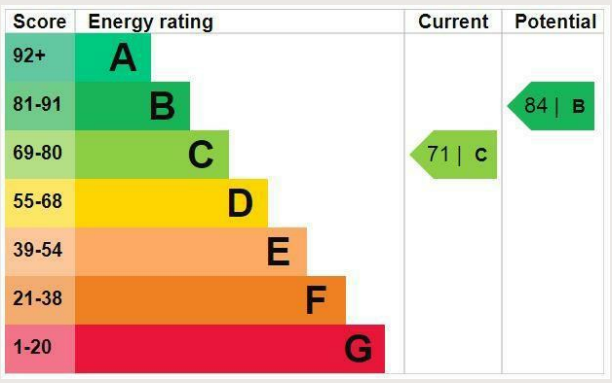
18 Godson's Close
Tenbury Wells

Please note that the dimensions stated are taken from internal wall to internal wall.



- Link Detached Bungalow
- Open Plan Kitchen, Diner come Family Room
- Off Road Parking
- Single Garage
- Low Maintenance Garden
- Two Bedrooms
- Shower Room and Separate WC

Material Information
Offers Over £300,000
Tenure: Freehold
Local Authority: Worcestershire
Council Tax: D
EPC: C (71)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
This well-kept, two bedroom link detached bungalow, with garage and off street parking together with an amazing open plan Kitchen/dining room. Within level walking distance of the town centre of Tenbury – and is offered to the market in move-in-condition,

Property Description
Take the pathway to the side entrance of this wonderful bungalow, with welcoming canopy to keep you dry whilst you find your keys, enter the entrance hall with recessed cupboard for coats and shoes, The hallway has doors to all principal rooms. On your left you find the guest bedroom, a double bedroom with window to front aspect. The principle bedroom is a large and airy room with a range of fitted wardrobes. The bathroom has been updated and refurbished to create a large walk-in shower, pedestal wash hand basin and close coupled WC. There is a further guest cloakroom beside the bathroom. Next is a wonderful and useful utility room, which houses the Worcester Bosch boiler, has plumbing for a washing machine, stainless steel sink unit both floor and wall units, and window over-looking the spectacular kitchen/dining room. The kitchen is open plan to both the dining room and sitting room with French doors opening onto the easy to maintain garden. The kitchen has been specifically designed for ease of movement and can accommodate wheelchair access. A large range of shaker style contemporary units, including a useful central island with further storage space, with wooden worktops and one and half bowl sink unit, with draining board to the left. Double under counter oven with gas hob, cooker hood over, and open display shelving, there is an integrated fridge with space for either a dishwasher or freezer. From the kitchen the archway opens up into a bright living room with window to side aspect and further door to entrance hall. The bungalow is beautifully presented and is as said offered to the market in move-in-condition

Garden
The garden has been landscaped for ease of maintenance, the rear garden is laid to patio with raised beds offering a wealth of all year round colour, with variegated shrubs and bushes. The bungalow has side access which has been designed as wide enough to take a wheelchair. The front garden has a large area of low maintenance gravelled area ideal for pots or if wanted could create further parking.

Garage
The garage is set to the side of the bungalow and is linked to the neighbouring garage, with up and over door, power and light.

Services
Mains electricity, water and drainage. Gas central heating.

Tenure:- Freehold

Council tax band D - £1984.00

Location
Tenbury Wells is a small, historic market town situated in the north west of Worcestershire, an area known for growing hops and cider apples. The River Teme, which runs along the edge of the town, separates Worcestershire and Shropshire; the Herefordshire border is less than a mile away. The famous 16th-century Tenbury Bridge, with its bend in the middle, crosses the Teme at one end of the main street and is considered to be the gateway to the town.

The town centre is a conservation area and contains a good selection of independent shops including specialist food shops selling local produce. The Round Market is open every Saturday and on Tuesdays the Country Market is open in the Scout Hut next to the Swimming Pool where you can buy plants, crafts goods and other local produce. There is also an excellent selection of places to eat and drink within the town.

Directions
From Ludlow take the A49 towards Leominster . Turn left at the junction with the Salway Arms and follow the road towards Tenbury. At the Texaco garage turn right onto Tenbury High Street follow the High Street and at the bend at the bottom of the high Street bear left Godson Close is the second turning on the right and the property will be found at the end of the cul de sac directly in front of you.

