



38 Ombersley Road, Droitwich, WR9 8JE

Offers Over £320,000

EPC: D

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LOCATION From the agents office proceed onto Ombersley St East, bearing left at Covercroft. At the island take second exit (straight over) onto Ombersley Way. Take your second left into Ombersley Road, then continue straight ahead where the property will be found on your right hand side as indicated by the agents for sale board.

SUMMARY

- * A detached bungalow within an elevated plot enjoying a higher level degree of privacy offered with no onward chain having been enjoyed by the owner for the past 33 years ideally placed within easy access to Droitwich Town Centre, train station, bus stops, schools and other local amenities.

- * Hallway with built in cloaks storage cupboard with hanging space and further useful storage cupboard with shelving, doors lead into the kitchen, both bedrooms, dining room/bedroom 3, shower room and living room

- * Generous living room with feature fireplace, double sliding doors lead into the dining room and patio door provide access to the conservatory

- * The kitchen is fitted with a range of wall mounted and base units, integral oven and four ring gas hob, wall mounted gas central heating boiler, space for washing machine, slim line dish washer and fridge freezer

- * Main bedroom overlooks the rear garden and has a range of built in fitted wardrobes with mirrored sliding doors

- * A further double bedroom overlooks the front aspect with built in fitted wardrobes

- * Dining Room / bedroom three overlooks the rear garden

- * Modern Shower room is fitted with a white suite comprising shower cubicle, wc and wash hand basin

OUTSIDE



* An attractively landscaped low maintenance enclosed rear garden with a generous paved patio area, raised planters and lawn area with flowerbed borders and a feature ornate pond. A paved pathway leads to the side gated access.

* A block paved driveway provides off road parking for one car, steps with external stair lift lead to the front canopy porch entrance with low maintenance tiered gravelled borders to either side

GENERAL INFORMATION

SERVICES Central heating to radiators is provided by a gas fired boiler located in the kitchen.

TENURE The agents understand the property is Freehold.

Hallway

Kitchen:
10'2" x 9'10" (3.1m x 3m)

Living Room:
17'5" x 13'1" (5.3m x 4m)

Dining Room/bedroom three:
11'2" x 8'2" (3.4m x 2.5m)

Conservatory:
8'10" x 6'7" (2.7m x 2m)

Bedroom:
11'2" x 11'2" (3.4m x 3.4m)

Bedroom:
10'2" x 8'6" (3.1m x 2.6m)

Shower Room:
6'11" x 6'7" (2.1m x 2m)



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Ground Floor

Total Approx Area: 75.0 m² ... 808 ft² (excluding conservatory, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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